

19-13-D105. Assisted living services agency

- (B) regularly scheduled laundry service for personal laundry and linens;
 - (C) regularly scheduled transportation for personal shopping, social and recreational events, health care appointments and similar needs and for which public bus transportation shall not qualify as the only form of transportation;
 - (D) regularly scheduled housekeeping services;
 - (E) maintenance service for tenants' living units, including chore services for routine domestic tasks that the tenant is unable to perform; and
 - (F) programs of social and recreational opportunities.
- (4) A managed residential community shall also provide:
- (A) a formally established program that provides tenants with twenty-four (24) hour a day security designed to protect tenants from intruders;
 - (B) an emergency call system in each living unit;
 - (C) on-site washers and dryers sufficient to meet the needs of the tenants; and
 - (D) common use space that is sufficient in size to accommodate fifty percent (50%) of the tenant population.
- (5) The managed residential community shall employ an on-site service coordinator who reports directly to the operating or managing entity or the administrator of the managed residential community.
- (A) The service coordinator shall possess at a minimum a bachelor's degree in social work or in a related human service field. Individuals without a bachelor's degree may be hired if they have an associate's degree in social work or in a related human service field and two (2) years of experience in a social service delivery system dealing with issues and coordinating services related to persons primarily age fifty-five (55) or older. Individuals without a bachelor's degree or an associate's degree may be hired if they have four (4) years of experience in a social service delivery system dealing with issues and coordinating services related to persons primarily age fifty-five (55) or older. The service coordinator should have prior supervisory or management experience. Any person employed as a service coordinator prior to December 1, 1994 shall be eligible to continue in the facility of employment without restriction.
 - (B) Responsibilities of the service coordinator shall include, but not necessarily be limited to:
 - (i) ensuring that the services required by this subsection are provided or made available to all tenants;
 - (ii) assisting tenants in making arrangements to meet their personal needs;
 - (iii) establishing collaborative relations with provider agencies, support services and community resources.
 - (iv) establishing a tenant council, ensuring that a private space is provided to the group for meetings and providing assistance and responding to written requests that result from group meetings;
 - (v) serving as an ongoing liaison with the assisted living services agencies to include liaison with the assisted living services agencies' quality assurance committee as required in subsection (l) of this section;
 - (vi) ensuring that a tenant information system is in place; and
 - (vii) developing a written plan for the delegation of responsibilities and functions in the absence of the service coordinator.
 - (C) A service coordinator's absence of longer than one (1) month shall be reported to any assisted living services agencies servicing the community.

Current with materials published in Connecticut Law Journal through 11/06/2007

19-13-D105. Assisted living services agency

- (1) Any assisted living services agency which contracts individually with a tenant of a managed residential community and is not under contract with the community shall comply with this section.
- (2) Each agency shall have a designated office on the site of the managed residential community. This office shall provide adequate and safe space for:
 - (A) conferences with clients and their families;
 - (B) staff to carry out pre and post client visit activities;
 - (C) supervisory conferences with staff;
 - (D) storage and maintenance of equipment and supplies necessary to provide client services in an area, that may be separate from the business office; and
 - (E) maintenance of administrative records and files, financial records and client service records in locked file cabinets or an area that can be locked.
- (5) Contracted services. Assisted living services agencies may contract with other organizations, agencies or individuals to provide the services defined in subsections (h) and (i) of this section to their clients. Services provided by the primary agency through arrangements with a contracted agency or individual(s) shall be set forth in either a written contract or a written memorandum of understanding between participating agencies. The provisions set forth in this subdivision shall also apply when services are being provided at the same time to the same client by more than one (1) agency licensed to provide such services. The contract or written memorandum of understanding shall include, but not necessarily be limited to:
 - (A) a statement that clearly defines the assignment of primary responsibility for the client's care;
 - (B) the methods of communication and coordination between agencies to ensure that all information necessary for safe, coordinated care to clients is accessible and available to all participating agencies;
 - (C) the necessity to conform with all applicable primary agency policies, including personnel qualifications and staffing patterns; and
 - (D) the responsibility of participating agencies in developing and implementing the client service program.
- (6) Each assisted living services agency shall have a communication system adequate to receive requests and referrals for service, maintain verbal contact with health service personnel at all times when they are providing services to clients, receive calls from clients under the care of the agency and tenants residing in the community and maintain contact as needed with the client's source of medical care and other providers of care, if applicable.
- (7) Assisted living services, including nursing services and assistance with activities of daily living, may be provided to clients with chronic and stable conditions as determined by a physician or health care practitioner with applicable statutory authority at least on an annual basis and as needed. Chronic and stable conditions are not limited to medical or physical conditions, but also include chronic and stable mental health and cognitive conditions. The determination shall be made in writing and maintained in the client's service record.
- (8) Each agency shall establish written criteria for admission to assisted living services. The criteria shall not impose unreasonable restrictions which screen out a client whose needs may be met by the agency.
- (1) Each agency shall develop written policies for the discharge of clients from the agency. Agency discharge policies shall define categories for the discharge of clients and shall include but not necessarily be limited to:
 - (A) Change in client's condition. Termination of services when the client's condition is no longer chronic and stable;

Current with materials published in Connecticut Law Journal through 11/06/2007

EXHIBIT 6

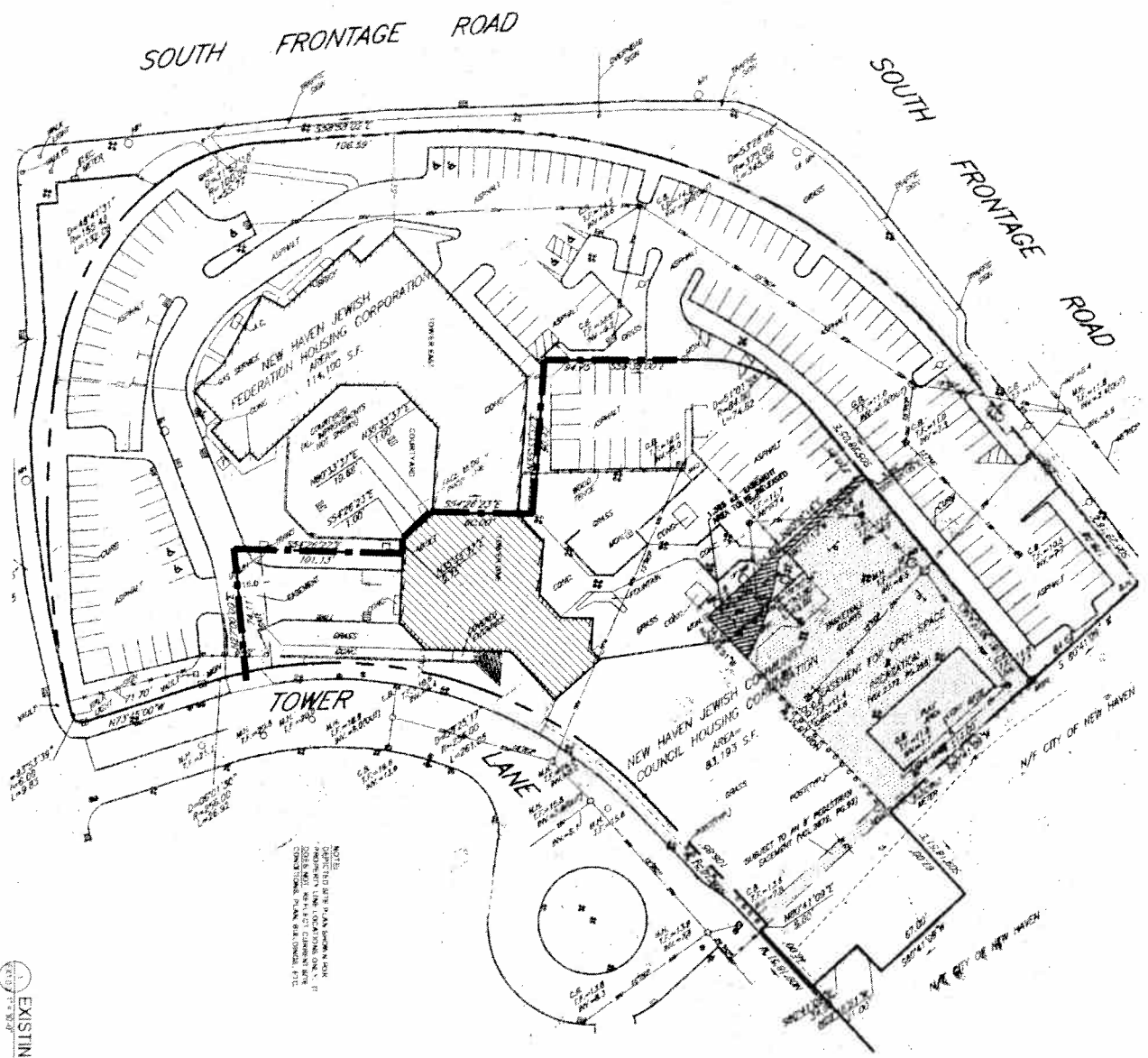
A description of the physical construction aspects of the ALF conversion, including the following:

- (c) A description on how the project will promote energy efficiency, including any plans to incorporate energy efficiency features in the design and operation of the ALF through the use of Energy Star labeled products and appliances.*

Tower will require that the architect note in the specification document that all of the new appliances bear the Energy Star label. All new energy efficient light fixtures are being installed and will include compact fluorescent lamps to help reduce energy cost. Additionally the lighting design will conform to the local electric supplier's energy "blueprint" program. Furthermore, the project will incorporate Energy Star refrigerators to increase energy efficiency.

- EXHIBIT 6** *A description of the physical construction aspects of the ALF conversion, including the following:*
- (d) *A copy of the original plans for all units and other areas of the development, which will be included in the conversion.*

Attached please find the original plans for the units and other areas involved in conversion to an assisted living facility.



EXISTING SITE PLAN



2005 ALL P APPLICATION NOT FOR CONSTRUCTION

<p>PROJECT: TOWER ONE LOCATION: NEW HAVEN, CT DATE: 10/10/04 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN SHEET: EX1.02 TOTAL: 10</p>	<p>OWNER: NEW HAVEN JEWISH FEDERATION ARCHITECT: [Firm Name] ENGINEER: [Firm Name] LANDSCAPE: [Firm Name]</p>	<p>PROJECT: TOWER ONE LOCATION: NEW HAVEN, CT DATE: 10/10/04 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN SHEET: EX1.02 TOTAL: 10</p>
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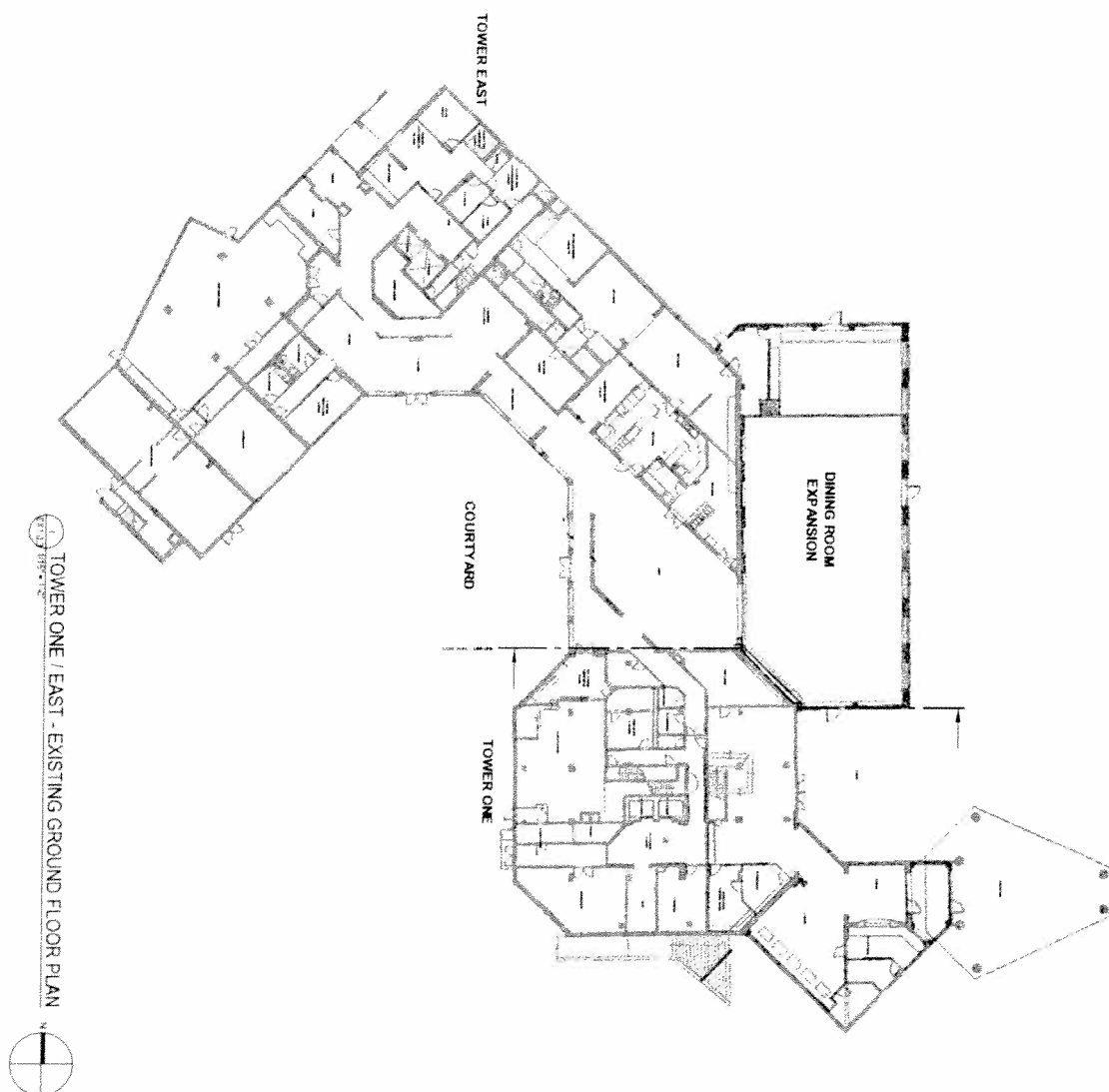
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AKF Engineers
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 Stamford, CT 06901
 Tel: 203.323.1100
 Fax: 203.323.2090

Construction Manager:
 Kohn Construction Corp.
 300 Baiter Park Rd.
 Farmington, CT 06030
 Tel: 860.294.4415
 Fax: 860.294.1194





TOWER ONE / EAST - EXISTING GROUND FLOOR PLAN



KID ASSOCIATES

KINISTON DARTON
Associates P.A.

INTER DESIGN

STANLEY, JENNIFER
Dibbs Associates, P.C.
Thomas A. Dibbs, P.C., SEC
See Double Entry

Melrose, CT 06468
 Pl. 261-452-1311
 Fax 203-088-2522

AKI-Kyriacs

One, Maria S. Red Fox
Sawfuld, CT 06991

Environ. Monit. Assess. 133:223–239 (2009)

Kemper Construction Corp.

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TOYER ONE

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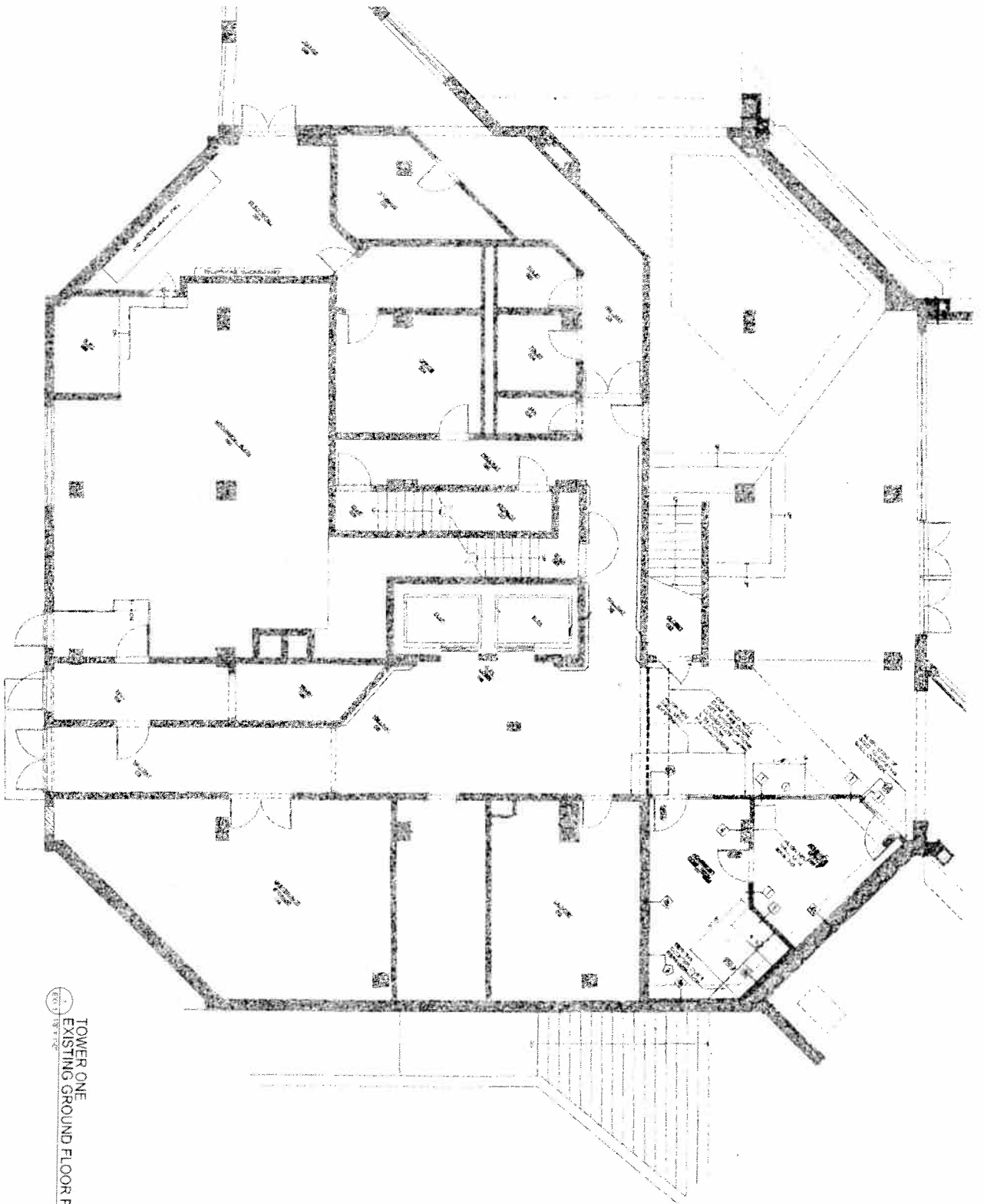
10. $\frac{1}{2} \log_2 16 = 2$

$$\begin{aligned} T &= \frac{1}{2} \int_{-\infty}^{\infty} dt \int d^3x \left(\frac{1}{2} \dot{\phi}^2 + \frac{1}{2} (\nabla \phi)^2 + \frac{1}{2} m^2 \phi^2 \right) \\ &= \frac{1}{2} \int_{-\infty}^{\infty} dt \int d^3x \left(\frac{1}{2} \dot{\phi}^2 + \frac{1}{2} (\nabla \phi)^2 + \frac{1}{2} m^2 \phi^2 \right) \end{aligned}$$
$$10 \leq \frac{1}{2} \leq 10$$

45

EX1.03
T.O.

2018 APPLICATION - NOT FOR CONSTRUCTION			
APPLICANT'S NAME TOWN OF EAST FAVINGTON GROUNDS HICKORY LANE EASTON	PROJECT NAME EX10. T.O.	DATE 7/19/2018	REVISIONS



1
TOWER ONE
EXISTING GROUND FLOOR PLAN
18 x 12
EX 1

2018 ALL APPLICATIONS - NOT FOR CONSTRUCTION

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TOWER ONE EASTING, GORDON 1000 NORTH HAVEN 1000 NORTH HAVEN STREET WEST NEW YORK, NEW JERSEY 07093-1000 NEW YORK, NEW JERSEY 07093-1000 201-261-1000		201-261-1000 201-261-1000
EX-11 T.O.		EX-11 T.O.

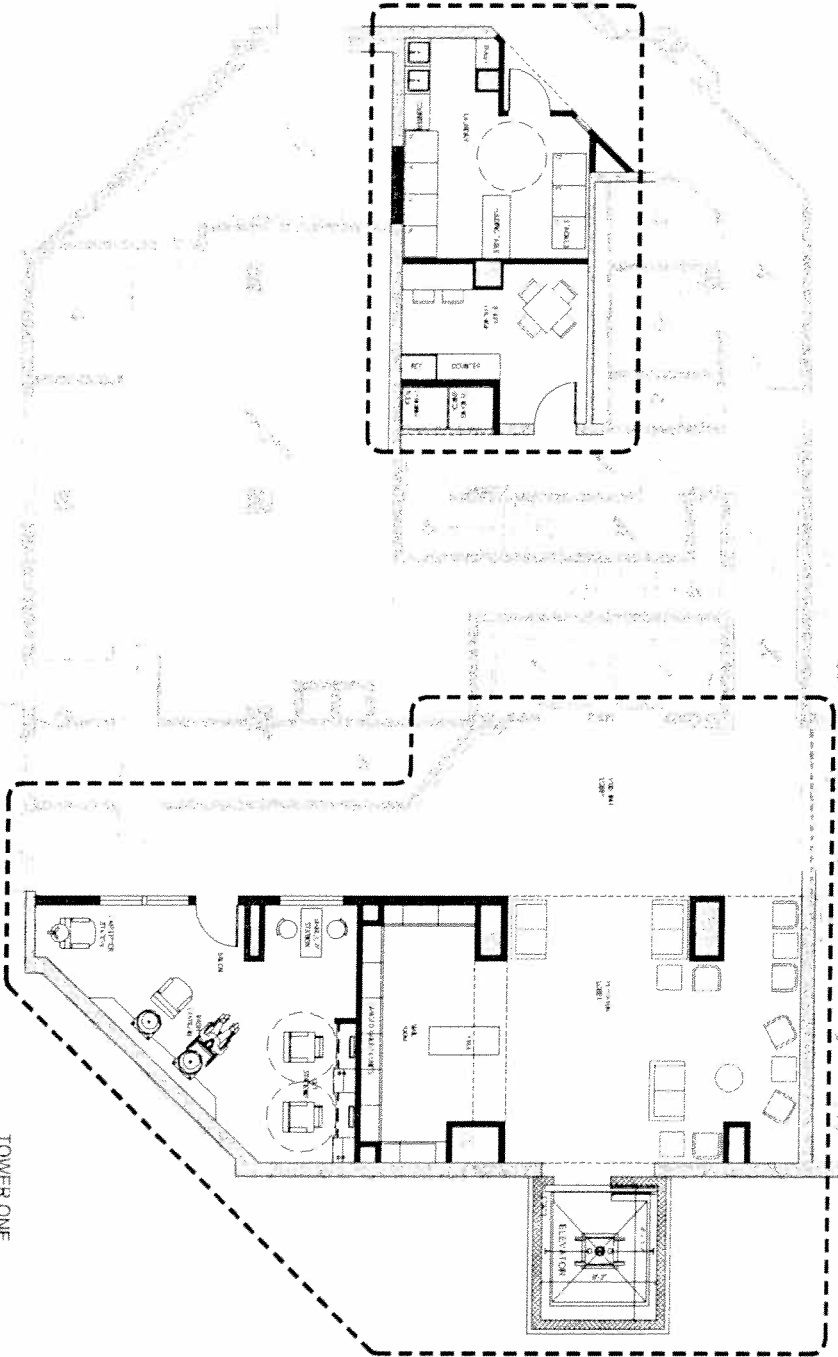
KIM STUBBS DUNN
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ASSISTANT TO PRESIDENT
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APRIL M. JONES
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Charmaine M. Manning
Kaiser Aluminum Corp.
Salem, Oregon
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Phoenix, AZ 85016
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Fax: 602/998-1101





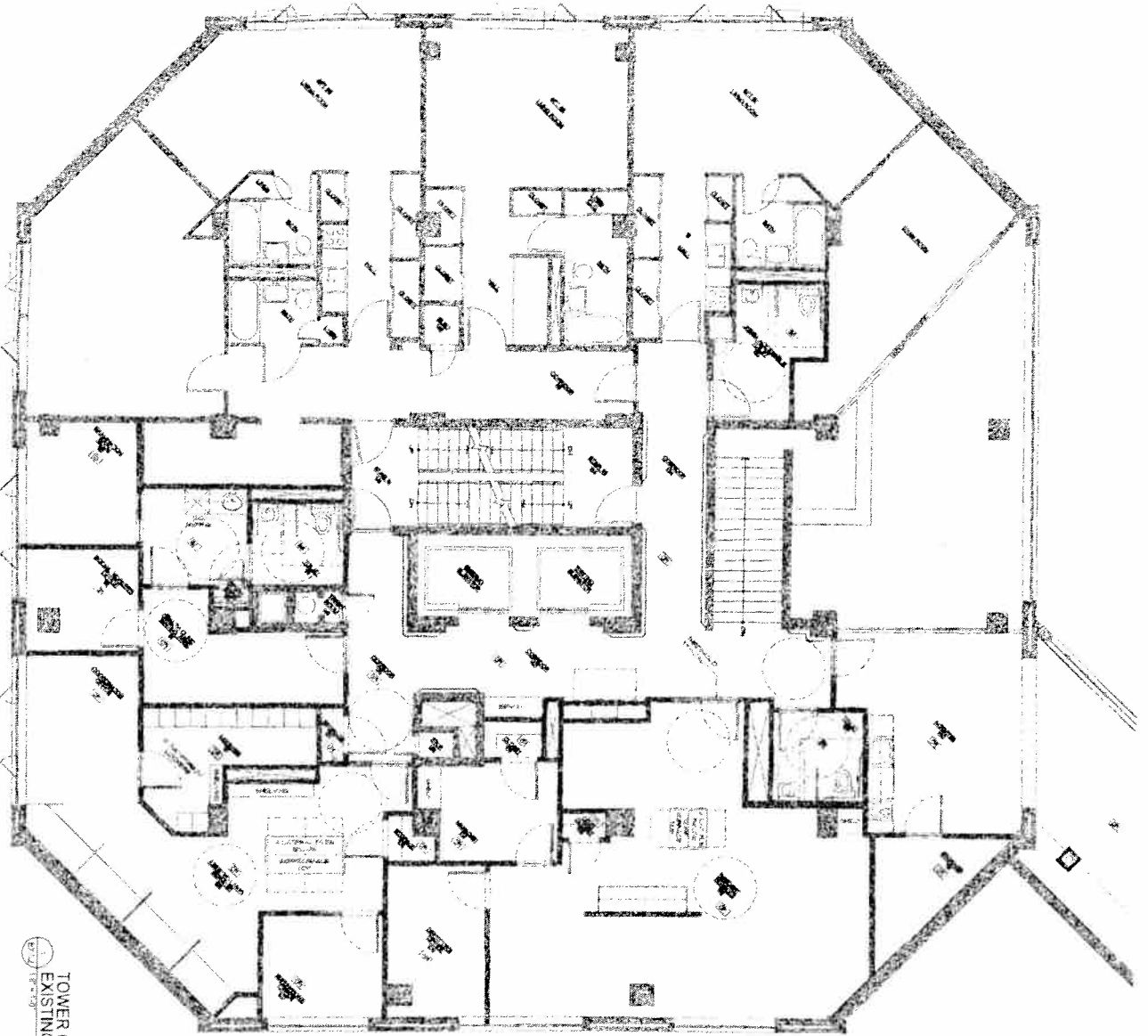
TOWER ONE
 PROPOSED GROUND FLOOR PLAN

2008 ALCC APPLICATION - NOT FOR CONSTRUCTION

<p> TOWER ONE 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION </p>	
<p> TOWER ONE 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION </p>	<p> TOWER ONE 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION 2008 ALCC APPLICATION - NOT FOR CONSTRUCTION </p>

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TOWER ONE
 EXISTING FIRST FLOOR PLAN

2005 ALCP APPLICATION - NOT FOR CONSTRUCTION

TOWER ONE EXISTING FIRST FLOOR PLAN	
PROJECT NO.	EX1.2
DATE	T.O.
DESIGNED BY	
CHECKED BY	
APPROVED BY	
DATE	

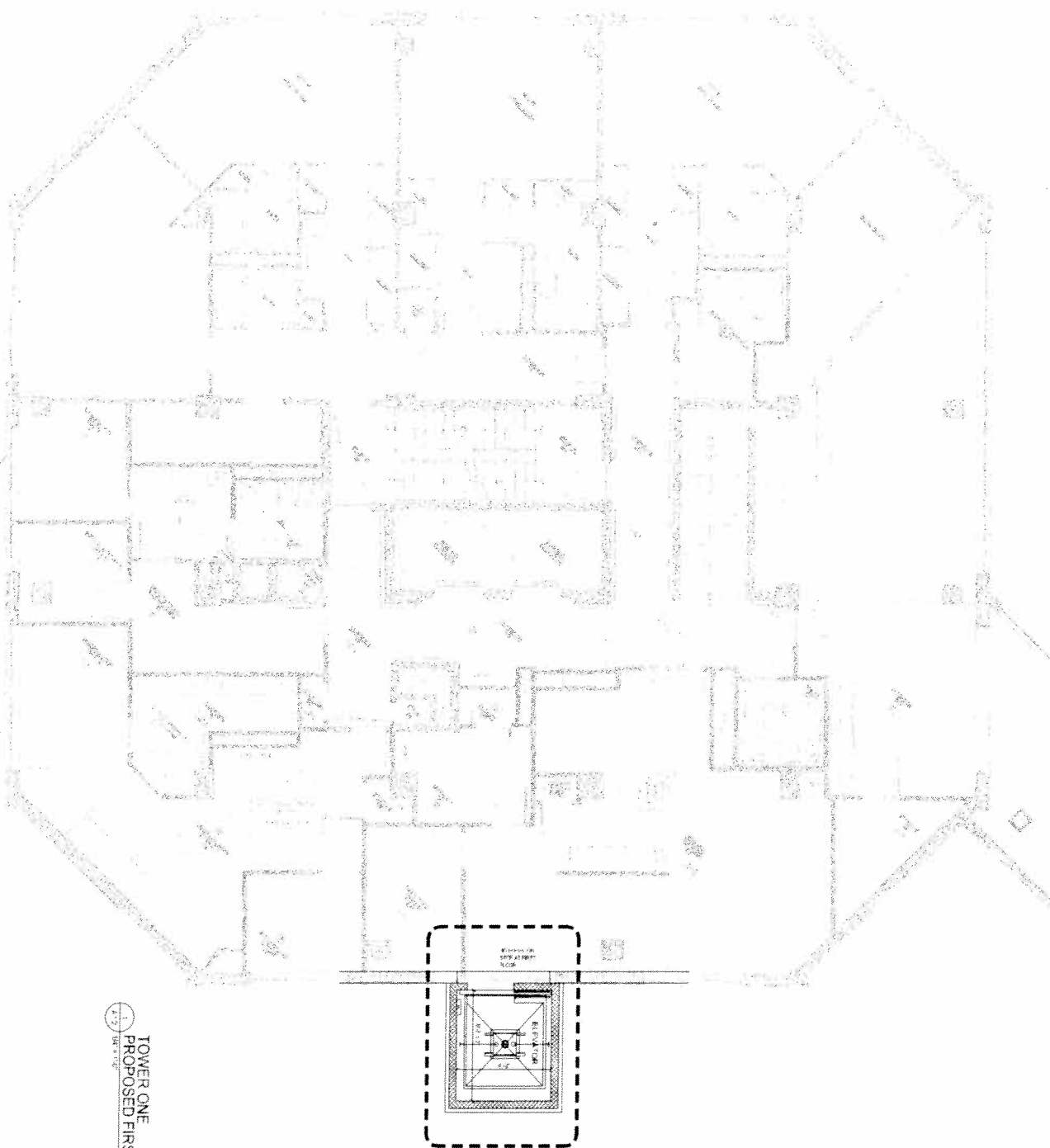
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 Fax: 904.438.1112
 Email: info@knauth.com

STAFF
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 Associate: John B. Rice, P.E.
 Designer: John B. Rice, P.E.
 Designer: John B. Rice, P.E.
 Designer: John B. Rice, P.E.
 Designer: John B. Rice, P.E.

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Knapco Construction Corp.
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 Fax: 904.438.1112





**TOWER ONE
PROPOSED FIRST FLOOR PLAN**

2319 ALCOHOL ABUSE — NOT FOR CONSTRUCTION

[illegible]

KIM STEIN DANTON
ASSOCIATES P.A.
ARCHITECTS & PLANNERS
INTERIOR DESIGN

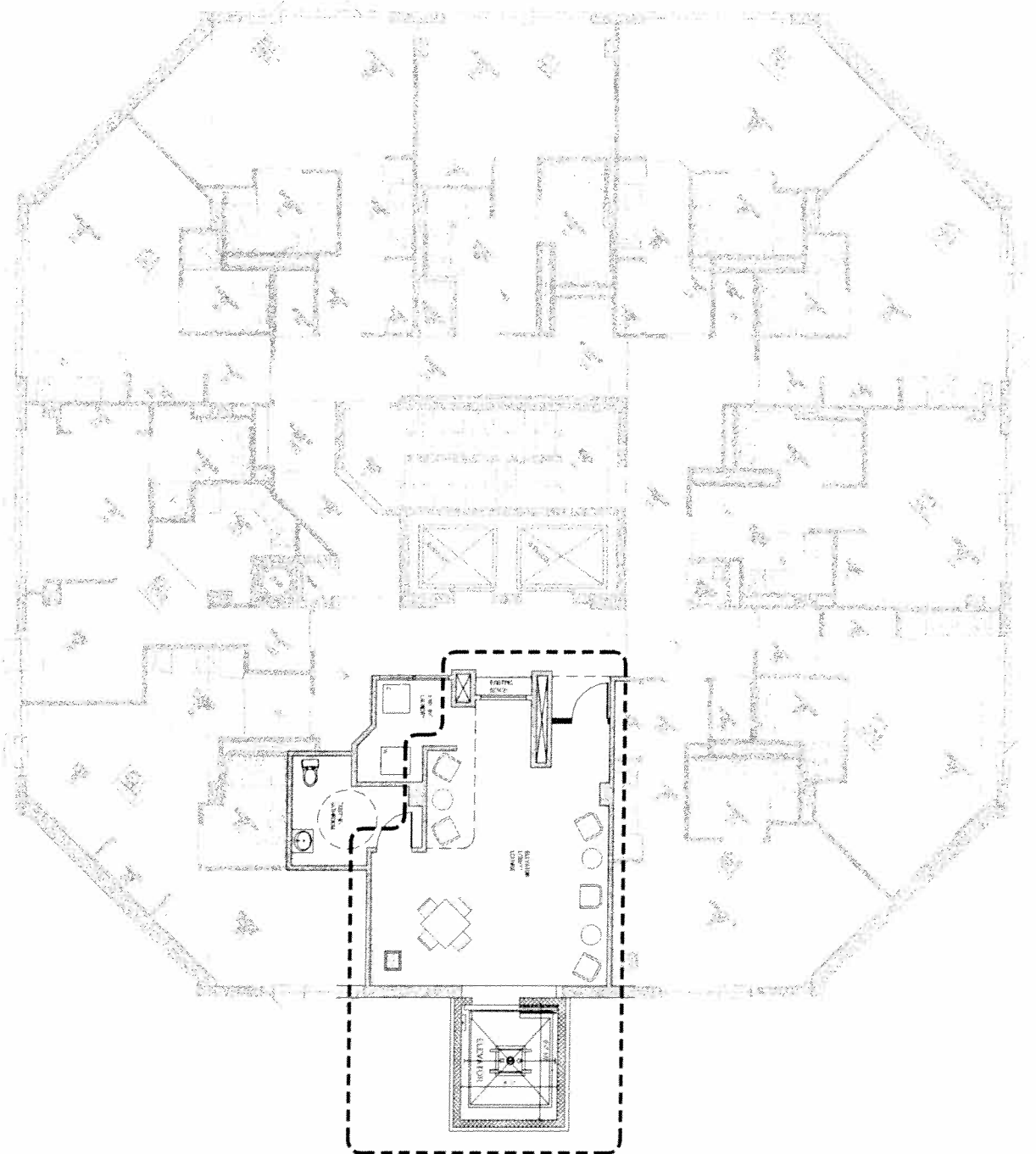
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Kemper Construction Corp.
Simon Pirel
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Farmington, CT 06030
Tel. 860/264-4145
Fax 860/264-4145





**TOWER ONE
PROPOSED FLOOR PLAN (FLOORS 2-7)**

2018 ALL RIGHTS RESERVED - NOT FOR CONSTRUCTION

DATE	DESCRIPTION	BY	APP'D
11/17/2008	TOWER ONE PROPOSED FLOOR PLAN 2-7	ARCHITECT	ARCHITECT
11/17/2008	TOWER ONE PROPOSED FLOOR PLAN 2-7	ENGINEER	ENGINEER

**A1.3
T.O.**

TOWER ONE
A NEW NEW BUILDING
AT THE CORNER OF NEW YORK
AND NEW YORK STS.
NEW YORK, NY 10008
ARCHITECT: K&D ASSOCIATES, P.A.
1000 Broadway, New York, NY 10008
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Fax: 212.691.1112

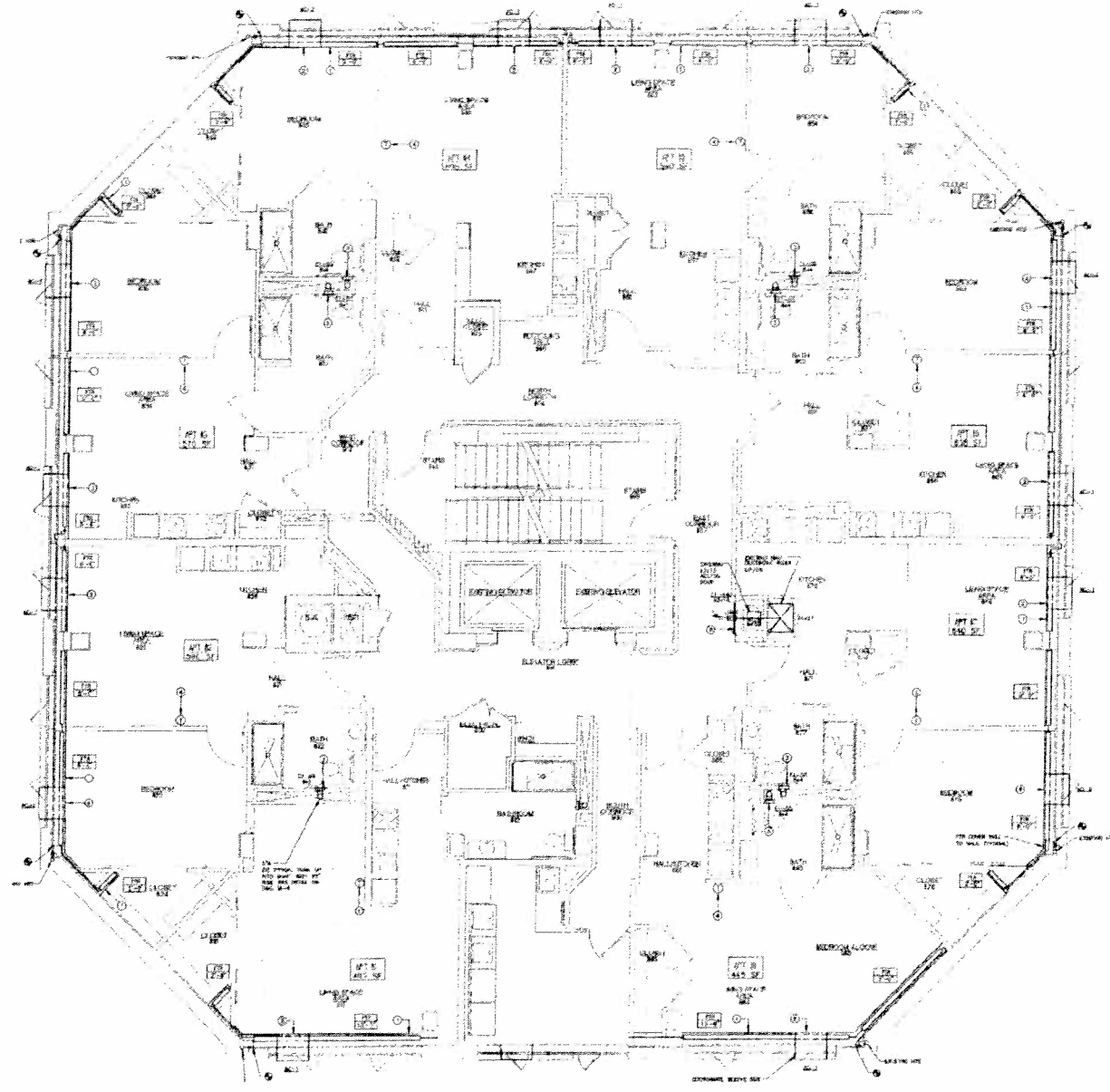
CONSTRUCTION MANAGER
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Tel: 212.691.1111
Fax: 212.691.1112

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AKF ENGINEERS
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New York, NY 10008
Tel: 212.691.1111
Fax: 212.691.1112



1
 TOWER ONE
 EXISTING PLAN (FLOORS 8-10)

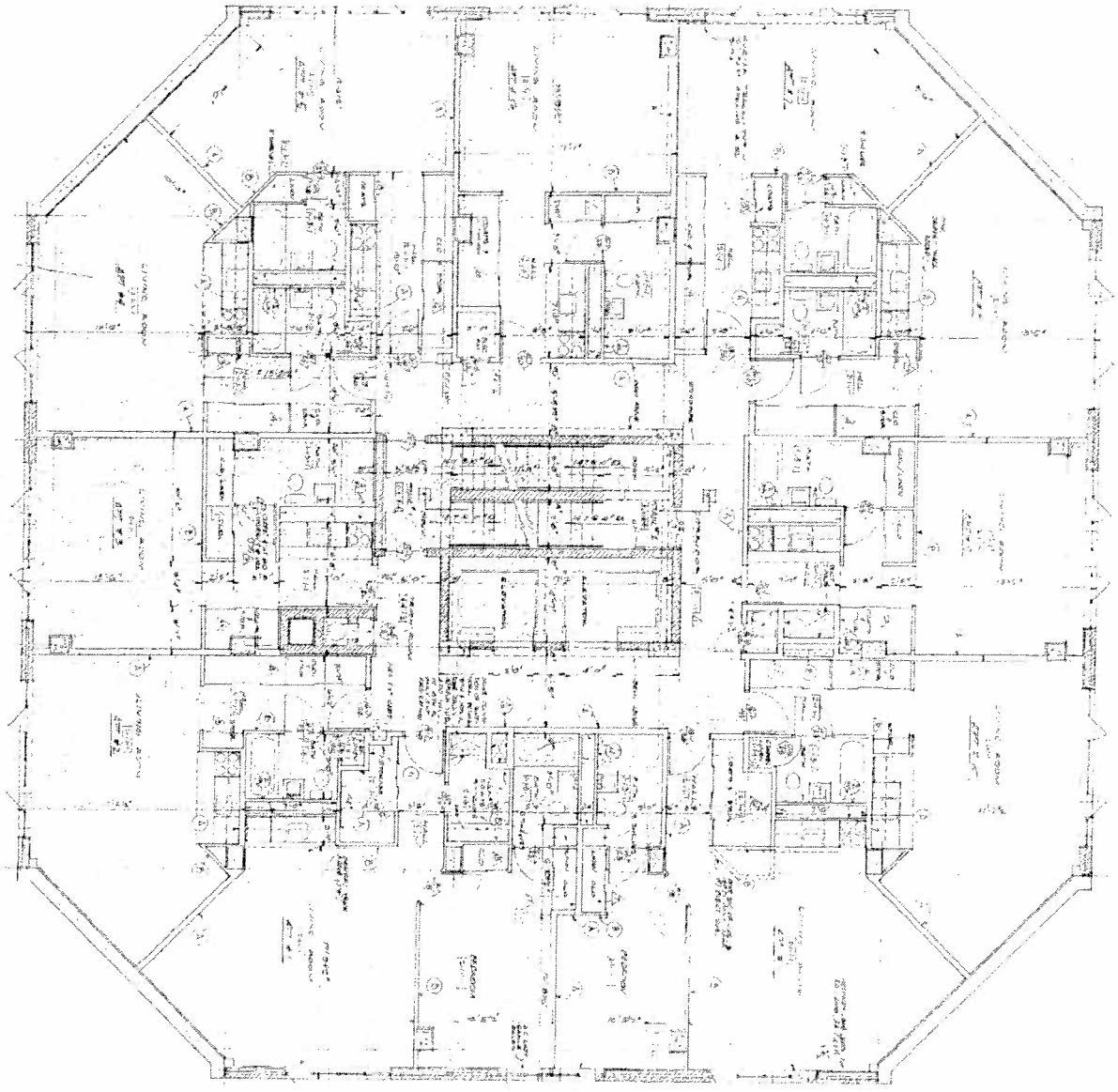
2008 AEC P APPLICATION - NOT FOR CONSTRUCTION

TOWER ONE EXISTING PLAN (FLOORS 8-10)	
TOWER ONE EXISTING PLAN (FLOORS 8-10)	EX1.4 T.O.

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 Project Manager
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 Simon P. Goff
 400 Bannockburn Park Rd.
 Farmington, CT 06032
 Phone: 860.284.2415
 Fax: 860.284.1174







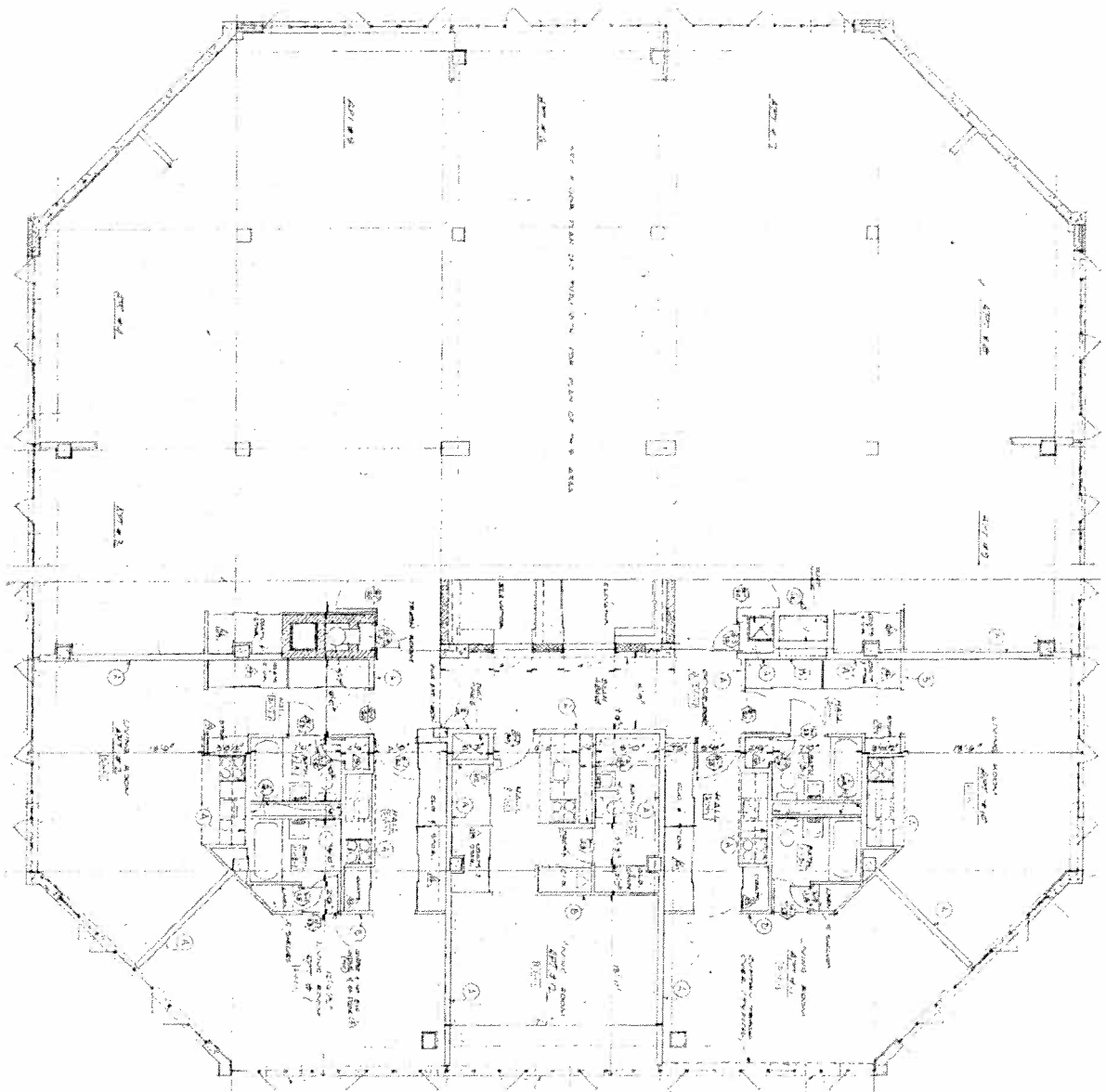
TOWER ONE
 EXISTING PLAN (FLOORS 11-18)

2005 ALL CP APPLICATION - NOT FOR CONSTRUCTION

TOWER ONE EXISTING PLAN (FLOORS 11-18)	
DATE: 2/1/98 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number]	TOWER ONE EXISTING PLAN (FLOORS 11-18)

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 E-Mail: ksd@kimstein.com
 Website: www.kimstein.com
 PROJECT NO.: 11-18





TOWER ONE
 EXISTING PLAN (FLOORS 19-20)

2008 ALL APPLICATION - NOT FOR CONSTRUCTION

TOWER ONE EX16 T.O.	TOWER ONE EXISTING PLAN FLOORS 19-20	TOWER ONE EXISTING PLAN FLOORS 19-20	TOWER ONE EXISTING PLAN FLOORS 19-20	TOWER ONE EXISTING PLAN FLOORS 19-20	TOWER ONE EXISTING PLAN FLOORS 19-20	TOWER ONE EXISTING PLAN FLOORS 19-20	TOWER ONE EXISTING PLAN FLOORS 19-20	TOWER ONE EXISTING PLAN FLOORS 19-20	TOWER ONE EXISTING PLAN FLOORS 19-20
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TOWER ONE
 A NEW SPAN HEAVEN
 TOWER ONE
 EXISTING PLAN
 FLOORS 19-20

TOWER ONE
 EXISTING PLAN
 FLOORS 19-20

TOWER ONE
 EXISTING PLAN
 FLOORS 19-20

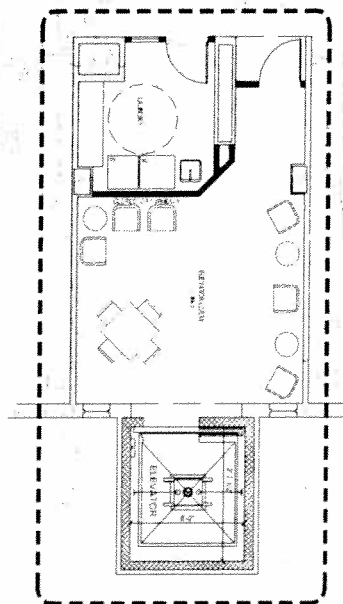
TOWER ONE
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 FLOORS 19-20

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 FLOORS 19-20

TOWER ONE
 EXISTING PLAN
 FLOORS 19-20

TOWER ONE
 EXISTING PLAN
 FLOORS 19-20

TOWER ONE
 EXISTING PLAN
 FLOORS 19-20



TOWER ONE
PROPOSED FLOOR PLAN (FLOORS 19-20)

KIMBLE DARTON
Associates P.A.

ACQUITTAL PLANNING INTERIOR DESIGN

[illegible]

STRUCTURAL ENGINEER
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THOMAS A. DIBLASSI, P.E., S.E.C.B.

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[illegible]

Konover Construction Corp.
Suzanne Powell

Ph. 866.285. 415

[illegible]

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FOR THE CATHOLIC CHURCH
TOWER ONE

$\mathcal{H} = \{H_1, H_2, \dots, H_n\}$
 $\mathcal{H} = \{H_1, H_2, \dots, H_n\}$
 $\mathcal{H} = \{H_1, H_2, \dots, H_n\}$

1. 一个函数 $f(x)$ 在 x_0 处可导，
 则 $f(x)$ 在 x_0 处连续。

Figure 2. The effect of the concentration of the H_2O_2 solution on the adsorption of Cu^{2+} by the $\text{Fe}_3\text{O}_4/\text{Fe}(\text{OH})_3$ composite.

100

100

$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$	$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{y}} \right) = \frac{\partial L}{\partial y}$
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$$T_{\text{eff}}(R) \approx \left[\frac{1}{2} \left(\frac{1}{R} + \frac{1}{R_0} \right) \right]^{-1}$$
$$f(x) = \frac{1}{x^2} - \frac{1}{x^3} + \frac{1}{x^4} - \frac{1}{x^5} + \dots$$

A16

To.

$\frac{d}{dt} \left(\frac{1}{2} m v^2 + U \right) = -\nabla \cdot \mathbf{S}$

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2008 AICE PAPER APPLICATION - NOT FOR CONSTRUCTION



Kristin Danton

FOURTH YEAR PLANNING

Γ is a group of automorphisms of X . The action of Γ on X is free and transitive.

Dibbas Associates, P.C.
Thomas L. Dibbas, P.C. SFCB

Ms. A.9.2.1.1.1
Pl. 34.45.1.1.1

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One Atlantic St., 8th Floor
 Stamford, CT 06901

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1912. 1863 + 283. = 415
1925. 1866 + 284 = 419

TOWER ONE

$$\begin{aligned} \mathbb{E}[\sum_{i=1}^n \mathbb{E}[X_i^2 | \mathcal{F}_{i-1}]] &= \sum_{i=1}^n \mathbb{E}[X_i^2] \\ &= \sum_{i=1}^n \mathbb{E}[X_i^2 | \mathcal{F}_{i-1}] \\ &= \sum_{i=1}^n \mathbb{E}[X_i^2 | \mathcal{F}_{i-1}] \end{aligned}$$
$$p_0 + \frac{1}{2} \sum_{i=1}^n p_i \left(\frac{1}{\sigma_i^2} - \frac{1}{\sigma_0^2} \right) = 0$$

$$2^0 = 1, 2^1 = 2, 2^2 = 4, 2^3 = 8, 2^4 = 16, 2^5 = 32, 2^6 = 64, 2^7 = 128, 2^8 = 256, 2^9 = 512, 2^{10} = 1024, 2^{11} = 2048, 2^{12} = 4096, 2^{13} = 8192, 2^{14} = 16384, 2^{15} = 32768, 2^{16} = 65536, 2^{17} = 131072, 2^{18} = 262144, 2^{19} = 524288, 2^{20} = 1048576, 2^{21} = 2097152, 2^{22} = 4194304, 2^{23} = 8388608, 2^{24} = 16777216, 2^{25} = 33554432, 2^{26} = 67108864, 2^{27} = 134217728, 2^{28} = 268435456, 2^{29} = 536870912, 2^{30} = 1073741824, 2^{31} = 2147483648, 2^{32} = 4294967296, 2^{33} = 8589934592, 2^{34} = 17179869184, 2^{35} = 34359738368, 2^{36} = 68719476736, 2^{37} = 137438953472, 2^{38} = 274877906944, 2^{39} = 549755813888, 2^{40} = 1099511627776, 2^{41} = 2199023255552, 2^{42} = 4398046511104, 2^{43} = 8796093022208, 2^{44} = 17592186044416, 2^{45} = 35184372088832, 2^{46} = 70368744177664, 2^{47} = 140737488355328, 2^{48} = 281474976710656, 2^{49} = 562949953421312, 2^{50} = 1125899906842624, 2^{51} = 2251799813685248, 2^{52} = 4503599627370496, 2^{53} = 9007199254740992, 2^{54} = 18014398509481984, 2^{55} = 36028797018963968, 2^{56} = 72057594037927936, 2^{57} = 144115188075855872, 2^{58} = 288230376151711744, 2^{59} = 576460752303423488, 2^{60} = 1152921504606846976, 2^{61} = 2305843009213693952, 2^{62} = 4611686018427387904, 2^{63} = 9223372036854775808, 2^{64} = 18446744073709551616, 2^{65} = 36893488147419103232, 2^{66} = 73786976294838206464, 2^{67} = 147573952589676412928, 2^{68} = 295147905179352825856, 2^{69} = 590295810358705651712, 2^{70} = 1180591620717411303424, 2^{71} = 2361183241434822606848, 2^{72} = 4722366482869645213696, 2^{73} = 9444732965739290427392, 2^{74} = 18889465931478580854784, 2^{75} = 37778931862957161709568, 2^{76} = 75557863725914323419136, 2^{77} = 151115727451828646838272, 2^{78} = 302231454903657293676544, 2^{79} = 604462909807314587353088, 2^{80} = 1208925819614629174706176, 2^{81} = 2417851639229258349412352, 2^{82} = 4835703278458516698824704, 2^{83} = 9671406556917033397649408, 2^{84} = 19342813113834066795298816, 2^{85} = 38685626227668133590597632, 2^{86} = 77371252455336267181195264, 2^{87} = 154742504910672534362390528, 2^{88} = 309485009821345068724781056, 2^{89} = 618970019642690137449562112, 2^{90} = 1237940039285380274899124224, 2^{91} = 2475880078570760549798248448, 2^{92} = 4951760157141521099596496896, 2^{93} = 9903520314283042199192993792, 2^{94} = 19807040628566084398385987584, 2^{95} = 39614081257132168796771975168, 2^{96} = 79228162514264337593543950336, 2^{97} = 158456325028528675187087900672, 2^{98} = 316912650057057350374175801344, 2^{99} = 633825300114114700748351602688, 2^{100} = 1267650600228229401496703205376, 2^{101} = 2535301200456458802993406410752, 2^{102} = 5070602400912917605986812821504, 2^{103} = 10141204801825835211973625643008, 2^{104} = 20282409603651670423947251286016, 2^{105} = 40564819207303340847894502572032, 2^{106} = 81129638414606681695789005144064, 2^{107} = 162259276829213363391578010288128, 2^{108} = 324518553658426726783156020576256, 2^{109} = 649037107316853453566312041152512, 2^{110} = 1298074214633706907132624082305024, 2^{111} = 2596148429267413814265248164610048, 2^{112} = 5192296858534827628530496329220096, 2^{113} = 10384593717069655257060992658440192, 2^{114} = 20769187434139310514121985316880384, 2^{115} = 41538374868278621028243970633760768, 2^{116} = 83076749736557242056487941267521536, 2^{117} = 166153499473114484112975882535043072, 2^{118} = 332306998946228968225951765070086144, 2^{119} = 664613997892457936451903530140172288, 2^{120} = 1329227995784915872903807060280344576, 2^{121} = 2658455991569831745807614120560689152, 2^{122} = 5316911983139663491615228241121378304, 2^{123} = 10633823966279326983230456482242756608, 2^{124} = 21267647932558653966460912964485513216, 2^{125} = 42535295865117307932921825928971026432, 2^{126} = 85070591730234615865843651857942052864, 2^{127} = 170141183460469231731687303715884105728, 2^{128} = 340282366920938463463374607431768211456, 2^{129} = 680564733841876926926749214863536422912, 2^{130} = 1361129467683753853853498429727072845824, 2^{131} = 2722258935367507707706996859454145691648, 2^{132} = 5444517870735015415413993718908291383296, 2^{133} = 10889035741470030830827987437816582766592, 2^{134} = 21778071482940061661655974875633165533184, 2^{135} = 43556142965880123323311949751266331066368, 2^{136} = 871122859$$
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EXHIBIT 6 *A description of the physical construction aspects of the ALF conversion, including the following:*

- (e) *A description of the conversion must clearly address how the units will conform to the accessibility requirements described in the Uniform Federal Accessibility Standards (UFAS).*

The Scope of Work

Tower One is a building originally comprised of 211 apartments and community and service areas spread over 21 floors (ground floor plus 20). However, subsequent to the conversion to assisted living units on 9 floors, we have a total of 196 apartments and community service areas spread over 21 floors.

Tower One was previously funded for Phases 1, 2, 3, 4, 5, and 6 through the Assisted Living Conversion Program (ALCP) 2000, 2001, 2002 and 2005. In 2008 Tower One is proposing to create 16 assisted living units and add a new fully accessible elevator to the building. The building presently contains two (2) elevators that were recently modified and access the hallway to each floor. A new elevator is to be added to the exterior of the building to avoid EMT and ambulance emergency response being delayed waiting for an elevator as well as to accommodate the needs of the residents. The existing elevators are small and are not able to adequately transport all of the residents, staff and aides.

The renovations proposed in this phase will renovate 2 units on floors 11 through 18 into assisted living units. One unit on each of floors 19 and 20 will be eliminated to create a lobby for the new elevator. All renovations will meet or exceed current applicable handicapped accessibility codes. The unit conversions will facilitate the delivery of services in an economic manner and accommodate the changing needs of the residents over at least the next ten years.

The basic premise for the design and reconfiguration of some of the Independent Living Units to Assisted Living Units is to assure that they are designed to meet the requirements to be fully accessible (Type A dwelling units) as defined by the American National Standard (ICC/ANSI A117.1-1998) and the Connecticut Building Code, which includes the International Building Code along with Connecticut Amendments, in addition to the Uniform Federal Accessibility Standards 1988 (UFAS) modified by the Connecticut Supplement – 1999. Also considered in the design is the State of Connecticut's Department of Public Health's Managed Residential Community

definition and Public Health Code 19-13-D105 Assisted Living Services Agency

The existing building will be made accessible in accordance with 24 CFR 891.120 and Section 504 of the Rehabilitation Act of 1973. In many instances the renovations will exceed these requirements. To afford people with mobility impairments, frail seniors, as well as the non-impaired tenants and visitors full use of the renovated facility, the following improvements will be implemented :

- All entrances at grade will be approached via accessible routes.
- Barrier-free access at the main entrance into the building will be provided.
- Upon entering the building, convenient location of the elevator will then allow barrier-free access to all floors of the facility.

In addition, the following items will be addressed to serve the needs of the frail elderly and conform to the facility code requirements:

- Door width openings and appropriate clearance; turning radii for wheelchairs; widths of corridors & hallways; handrails in the main corridors; signage; areas of refuge in the stairways; grab bars in the public toilet rooms and apartment bathrooms; counter heights in apartment kitchens; switches; outlets and controls; emergency call systems; hardware (lever handles, etc.); plumbing fixtures, handicap accessible showers; and thermostats with large indicators.
- Accent walls of soothing colors to identify the common areas of the building will help seniors and those visually impaired to orient themselves better within the building.

Our proposal will serve the special physical needs of the elderly, be completely accessible, allow visitability for all and incorporate universal design in its layout, use materials and methods of construction. As noted previously, it will meet and exceed the requirements of 24 CFR 891.120; Section 504 of the Rehabilitation Act of 1973; UFAS; and all federal and state accessibility regulations and guidelines .

Please refer to the architectural narrative which follows this exhibit.



June 19, 2008

ARCHITECTURAL / ENGINEERING NARRATIVE: HUD Project No. 0175SH006
Tower One 2008 ALCP Application
Narrative in accordance with the
2008 NOFA Federal Registration Requirements
Vol. 73, No. 92 / Monday May 12, 2008

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ARCHITECTURE PLANNING

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Mission

"The mission of the Towers organization is to provide older persons of varying means with high quality living arrangements and services based upon Jewish values and traditions."

Existing Campus

- 346 apartments in two adjoining Towers that form an urban campus community on the southern edge of downtown New Haven, Ct.
- Independent and licensed assisted living
- Affordable retirement living funded by the U.S. Department of Housing and Urban Development (HUD)
- Enclosed gardens, courtyards and parking areas
- Coffee Shop and Dining Room, with meals prepared according to Kosher Dietary standards
- Full schedule of social, enrichment and cultural programs available

Brief History

- Tower One constructed in 1971; designed by renowned architect Charles Moore
- Tower East opened for occupancy in 1982
- Winner of Best Practice Awards from U.S. Department of Housing and Urban Development and Connecticut Assisted Living Association
- Recipient of six HUD grants (2000, 2001, 2002, 2005(3 grants)) for assisted living conversion of nine floors of apartments in Tower One
- Governed by volunteer Board of Directors that includes community leaders from throughout New Haven County;
- Lloyd Nurick, Chairman of Board
- Dorothy Giannini-Meyers, M.Ed., President/CEO
- Cynthia D. Block, Vice President/CFO

Service Provider Affiliations

- Utopia Assisted Living Service Agency
- Utopia Home Health Services for home health care and physical, speech or occupational therapy
- Hospital of St. Raphael's ElderCare Program for primary health care of St. Raphael, and HUD
- New Alliance Bank for full-service branch banking
- Sodexo for dining service operations

The following is a Scope/Narrative of the architectural portion of the Tower One project only, meeting the Eligibility Requirements for eligible conversion activities by Retrofitting to meet Section 504 accessibility requirements, minimum property standards for accessibility and/or building codes and health and safety standards for ALF's in that jurisdiction. As part of our exhibit, this narrative will show the proposal for physical construction/reconstruction of elevator, doors being widened, kitchen and bathroom reconfiguration, bedroom, and living/dining room modifications.

The basic premise for the design and reconfiguration of some of the Independent Living Units to Assisted Living Units is to assure that they are designed to meet the requirements to be fully accessible (Type A dwelling units) as defined by the American National Standard (ICC/ANSI A117.1-1998) and the Connecticut Building Code, which includes the International Building Code along with Connecticut Amendments, in addition to the Uniform Federal Accessibility Standards 1988 (UFAS) modified by the Connecticut Supplement – 1999. Also considered in the design is the State of Connecticut's

Tower One:

The conversion and the retrofit project consist of the reconfiguration of areas within the entire structure to better serve the Assisted Living Residents, accommodate staff providing services to the residents and meet accessibility requirements. Management has also determined in order to fulfill and develop a successful Assisted Living Residence and Independent Living Residence, it is important to develop proper common areas that will be able to meet the programmatic requirements necessary to deliver assisted living services.

Tower One has twenty-one (21) floors. The Ground Floor contains the main entrance, reception and security, gift shop, staff lounge, lobby and lounge areas, mailroom, laundry room and work room. The first floor contains administrative offices, assisted living services offices for nurses and aides, clinic, computer learning center, arts and crafts and resident support services. Apartments are on Floors 2 through 20.

The building presently contains two (2) elevators that were recently modified and are fully accessible and access the hallway to each floor. A new elevator is to be added to the exterior of the building to avoid EMT and ambulance emergency response being delayed waiting for an elevator as well as to accommodate the needs of the residents.

1. **New Elevator:**

A new ADA compliant elevator will be added to the South façade of the building from the Ground Floor to the 20th Floor. The structure will be a structural steel frame, fireproofed with a masonry skin, all on concrete foundation on piles. The exterior character of the new elevator tower shall be sympathetic to the existing Tower One designed by the noted American Architect, Charles W. Moore. Details will be consistent with other existing details and conditions. In order to add the new elevator, the following areas from the ground floor through 20th floor will be affected/reconfigured and/or reconstructed.

2. **Ground Floor:** On the exterior of the building, remove the existing concrete ramp, stairs, canopy and partially remove existing raised planter area. On the interior, remove and relocate existing laundry room to a new location on ground floor. The new laundry room shall house washers, dryers, folding tables and sinks. Remove and relocate mailroom adjacent to the new lobby. Mailroom shall have 200 mail boxes. Shelving will occur under the mailboxes for resident use. Mailroom will have direct access from lobby. Remove maintenance facility and storage room and relocate to ground floor of Tower East.

The existing elevator lobby area will be expanded from the new elevator to the existing elevators and from the new mailroom to the existing entry office area. New sitting areas and lounge areas will allow residents to interact and prepare for entrance to the dining facility at meal time. The existing vending area is to be located to corridor adjacent to a new staff lounge. The existing aides' locker room shall be reconfigured and will occur adjacent to the new laundry room.

The salon presently on the 3rd floor will be moved to the ground floor adjacent to the mail room. This will allow for the creation of a lounge area connecting the new elevator to the existing elevator lobby. Within the lounge area will be a

new laundry with a washer, dryer and folding table, making areas to this type of facility easily accessible for the assisted living residents.

The salon on the ground floor will contain hair prep stations, wash stations, a hair dryer station and a manicure station. There will be the necessary casework in support of supplies for the beautician and the resident.

3. First Floor: There will be a structural provision made for access to new elevator and door, however, there will be no direct opening connection made at this time. As an Alternate, provide for a new opening in exterior wall to make full stop at this floor.
4. Second Floor thru Seventh Floor: The existing lounge area will now become the new lounge area/elevator lobby connecting the new elevator to the (2) existing elevators. There will be a new door separating the new elevator lobby (lounge area) from the existing elevator lobby due to code issues. The existing bathroom and laundry are to remain.

The Third Floor contains a beauty salon within the same configuration as the lounges on floors 2, 4, 5, 6, 7. This salon will move to the ground floor adjacent to the mail area. The existing salon area will be reconfigured into a lounge area/elevator lobby.

5. Eighth Floor thru Tenth Floor: Remove existing laundry room and create new elevator lobby connection to existing elevators. Develop new laundry room with (1) washer / (1) dryer and folding table off of lounge area/elevator lobby.
6. Eleventh Floor thru Eighteenth Floor: In order to create a new elevator lobby / lounge connecting the new elevator to the two (2) existing elevators, two (2) one bedroom apartments will be eliminated and become two (2) studio apartments, one on either side of the lounge. The necessity of the new elevator requires the elimination, for the time being, of the one bedroom apartments on these floors. However, it is in the scope of the master plan, that in the future several studio apartments be converted into one bedroom apartments.

There will be a new laundry room with (1) washer, (1) dryer and a folding table having direct access to the existing elevator lobby.

The newly reconfigured apartments will have fully accessible bathrooms, kitchens, doorways and lever hardware.

Kitchens: New kitchen cabinets and appliances are to be installed in each apartment. The refrigerator will be raised off the floor for easy access.

Bathrooms: New bathrooms, attempting to reuse existing chases, will be constructed. Bathrooms and kitchens will both meet Uniform Federal Accessibility Standards.

Hallways: Will meet Uniform Federal Accessibility Standards

Closets and Doors: Closets will be built with adjustable shelving and adjustable closet bars. All user doors such as entry doors, bedroom doors and bathroom doors will be 36" wide and will have compliant lever hardware.

Nineteenth and Twentieth Floors: In order to provide for a new elevator lobby / lounge, one (1) existing studio will be eliminated. The new lobby / lounge will connect the new elevator to the (2) existing elevators.

A new laundry room with (1) washer, (1) dryer and folding table will be constructed across from the (2) two existing elevators and the entrance to the new laundry is from the existing elevator lobby.

There are no apartment reconfigurations on these two floors.

INTERIOR DESIGN NARRATIVE:

The expansion and conversion of the public common spaces has warranted a need for new wall, floor and ceiling finishes, as well as new furniture and accessories. The proposed finishes and furniture will not only accommodate residents and help create a more aesthetically pleasing space, but will also deliver a more functional, cleanable, and durable finished space.

1. Ground Floor Lobby & Corridor:
 - a. Wall Finishes: On the lower half of the walls, a decorative wallcovering will be used along with a wood moulded profile base. On the upper portion of the walls, a durable acrylic enamel will be used
 - b. Floor Finishes: The floors will be covered with new durable carpeting that has a moisture-barrier cushion backing.
 - c. Furniture: The furniture will be comprised of comfortable lounge seating such as sofas, club chairs, and side chairs, as well as accent tables, lamp and coffee tables, activities tables and storage bureaus.
 - d. Accessories: Accessories proposed include decorative table lamps, mirrors, and a few silk flower arrangements in decorative vases.
 - e. Interior Signage: There will be very minimal additions of directional signage. Signage will include and necessary room identification, elevator identification, egress signage, and directories.
2. Ground Floor Salon:
 - a. Wall Finishes: On the upper and lower portions of the walls, a durable acrylic enamel will be used.
 - b. Floor Finishes: The floors will be covered with new vinyl or pvc-free sheet flooring. A 4 inch tall moulded profile, rubber wall base will line the walls.
 - c. Furniture: The furniture will be comprised of guest seating, barber chairs, hair dryer chair, cutting and color stations, adjustable hair wash chair, manicure station and seating as well as side tables.
 - d. Accessories: Accessories proposed include mirrors.
 - e. Window Treatments: The window treatments proposed would be of 2 inch wide faux wood slat, horizontal blinds over the corridor windows for decorations. Wood valances would also cover the tops of the blind hardware and windows.

Ground Floor Laundry Room:

- a. Wall Finishes: All walls will be painted with a durable, scrubable, acrylic enamel.
 - b. Floor Finishes: The floors will be covered with new sheet flooring. A 4 inch tall vinyl or rubber wall base will line the walls.
 - c. Ceiling Finishes: The ceiling will be of new or existing act ceiling grid. Some areas will be of new sprayed textured ceiling to match the existing ceilings
 - d. Furniture: The furniture will be comprised of guest seating and a folding table.
4. Ground Floor Staff Lounge:
- a. Wall Finishes: All walls will be painted with a durable, scrubable, acrylic enamel.
 - b. Floor Finishes: The floors will be covered with new vinyl or pvc-free sheet flooring. A 4 inch tall moulded profile, rubber wall base will line the walls.
 - c. Furniture: The furniture will be comprised of guest seating and tables.
5. Floors 2 through 7 Lobbies:
- a. Wall Finishes: On the lower half of the walls, a decorative wallcovering will be used along with a wood moulded profile base. On the upper portion of the walls, a durable acrylic enamel will be used.
 - b. Floor Finishes: The floors will be covered with new durable carpeting has a moisture-barrier cushion backing.
 - c. Furniture: The furniture will be comprised of comfortable lounge seating such as sofas, club chairs, and side chairs, as well as accent tables, lamp and coffee tables, activities tables, and storage bureaus.
 - d. Accessories: Accessories proposed include decorative table lamps, mirrors, and a few silk flower arrangements in decorative vases.
 - e. Interior Signage: There will be very minimal additions of directional signage. Signage will include and necessary room identification, elevator identification, egress signage, and directories.
6. Floors 2 through 7 Laundry Rooms:
- a. Wall Finishes: All walls will be painted with a durable, scrubable, acrylic enamel.
 - b. Floor Finishes: The floors will be covered with new sheet flooring. A 4 inch tall vinyl or rubber wall base will line the walls.
 - c. Window Treatments: The window treatments proposed would be of 2 inch wide faux wood slat, horizontal blinds over the corridor windows for decorations.
7. Floors 8 through 10 Lobbies:
- a. Wall Finishes: On the lower half of the walls, a decorative wallcovering will be used along with a wood moulded profile base. On the upper portion of the walls, a durable acrylic enamel will be used.

- Floor Finishes: The floors will be covered with new, durable carpeting that has a moisture-barrier cushion backing.
- c. Furniture: The furniture will be comprised of comfortable lounge seating such as club chairs, and side chairs, as well as accent tables, activities tables, and lamp tables.
 - d. Accessories: Accessories proposed include decorative table lamps, mirrors, and a few silk flower arrangements in decorative vases.
 - e. Interior Signage: There will be very minimal additions of directional signage. Signage will include and necessary room identification, elevator identification, egress signage, and directories.
8. Floors 8 through 10 Laundry Rooms:
- a. Wall Finishes: All walls will be painted with a durable, scrubable, acrylic enamel.
 - b. Floor Finishes: The floors will be covered with new sheet flooring. A 4 inch tall vinyl or rubber wall base will line the walls.
 - c. Window Treatments: The window treatments proposed would be of 2 inch wide faux wood slat, horizontal blinds over the corridor windows for decorations.
9. Floors 11 through 18 Lobbies:
- a. Wall Finishes: On the lower half of the walls, a decorative wallcovering will be used along with a wood moulded profile base. On the upper portion of the walls, a durable acrylic enamel will be used.
 - b. Floor Finishes: The floors will be covered with new, durable carpeting that has a moisture-barrier cushion backing.
 - c. Furniture: The furniture will be comprised of comfortable lounge seating such as sofas, club chairs, and side chairs, as well as accent tables, activities tables, lamp and coffee tables, and storage bureaus.
 - d. Accessories: Accessories proposed include decorative table lamps, mirrors, and a few silk flower arrangements in decorative vases.
 - e. Interior Signage: There will be very minimal additions of directional signage. Signage will include and necessary room identification, elevator identification, egress signage, and directories..
10. Floors 11 through 18 Laundry Rooms:
- a. Wall Finishes: All walls will be painted with a durable, scrubable, acrylic enamel.
 - b. Floor Finishes: The floors will be covered with new sheet flooring. A 4 inch tall vinyl or rubber wall base will line the walls.
11. Floors 19 through 20 Lobbies:
- a. Wall Finishes: On the lower half of the walls, a decorative wallcovering will be used along with a wood moulded profile base. On the upper portion of the walls, a durable acrylic enamel will be used.

- b. Floor Finishes: The floors will be covered with new, durable carpeting that has a moisture-barrier cushion backing.
 - c. Furniture: The furniture will be comprised of comfortable lounge seating such as sofas, club chairs, and side chairs, as well as accent tables, activities tables, lamp and coffee tables, and storage bureaus.
 - d. Accessories: Accessories proposed include decorative table lamps, mirrors, and a few silk flower arrangements in decorative vases.
 - e. Interior Signage: There will be very minimal additions of directional signage. Signage will include and necessary room identification, elevator identification, egress signage, and directories.
12. Floors 19 through 20 Laundry Rooms:
- a. Wall Finishes: All walls will be painted with a durable, scrubable, acrylic enamel.
 - b. Floor Finishes: The floors will be covered with new sheet flooring. A 4 inch tall vinyl or rubber wall base will line the walls.
 - c. Window Treatments: The window treatments proposed would be of 2 inch wide faux wood slat, horizontal blinds over the corridor windows for decorations.

Miscellaneous Additional

It should be noted that since the building is almost 35± years old, there may be some areas that the building code cannot physically be met based on existing physical conditions. However, whenever we can meet the intent of the code, a building code modification will be requested.

Schedule of Units

<i>Tower One</i>	<i>Type of Unit</i>	<i>Existing Total per Floor</i>	<i>Proposed Total per Floor</i>
Ground Floor	Studio	0	0
	1 Bedroom	0	0
Floor 1	Studio	0	0
	1 Bedroom	0	0
Floors 2-7	Studio	8	8
	1 Bedroom	2	2
Floors 8-10	Studio	2	2
	1 Bedroom	6	6
Floors 11-18	Studio	9	11
	1 Bedroom	2	0
Floors 19-20	Studio	12	11
	1 Bedroom	0	0
Bldg. Totals	Studio	150	164
	1 Bedroom	46	30
Total Units		196	194

STRUCTURAL NARRATIVE

Existing Building

The existing building is 21 stories plus a two-story elevator penthouse. The building framing is of reinforced concrete flat-plate construction. Lateral wind and earthquake loads are resisted through reinforced concrete shear walls which are located at each of the chamfered corners of the building. A deep foundation system utilizing pressure-injected footings was utilized.

An entry stair and ramp with a concrete canopy are present at the proposed elevator tower location. These structures are not supported on deep foundations. These elements would be demolished as part of the elevator tower addition.

New Construction

The new elevator tower will include stops at all floors; above the 20th Floor will be an elevator machine room. The elevator tower will consist of a structural steel framework which will support the full weight of the shaft and the new wall system. The steel frame will be anchored at each floor level in order to provide restraint when the tower is subjected to lateral wind and earthquake loads. The Building Code permits such additions without reinforcing the existing bracing elements (e.g. the existing shear walls) provided that increase in load magnitude in the existing bracing elements is less five percent (5%). Based on the structural analyses, it has been confirmed that the increase in lateral load within the shear walls is, in fact, less than 5%.

Like the existing building, the new elevator tower will utilize a deep foundation system. In order to minimize vibrations and inhibit damage to the existing building during the foundation installation, either auger-cast piles or drilled mini-piles will be utilized rather than driven piles.

At the ground floor level, an opening will be cut through the existing concrete foundation wall to provide access to this level. At all other levels, the concrete masonry veneer, concrete masonry back-up and window system will be locally removed to create the new access openings; the steel relieving angles will be cut back at these locations as required.

MECHANICAL, ELECTRICAL AND PLUMBING NARRATIVE

A. NEW ELEVATOR (ELECTRICAL)

New elevator equipment will be connected to the 208 volt, 3-phase building electrical system. Elevator motor power will be provided from a normal and emergency source. Elevator auxiliary power for control, lighting, miscellaneous power, and associated fire alarm equipment will be provided from an emergency source.

Provide control accessories to coordinate the operation of the new elevator with the existing elevators under an emergency power condition. Include modifications to the existing elevator controllers so that the new elevator becomes part of the sequencing system for all three elevators.

B. GROUND FLOOR

HVAC

Remove horizontal air handler suspended in the mechanical equipment room and associated ductwork and piping. Remove existing dryer exhaust ductwork, ceiling exhaust fan and ductwork from the laundry room. Remove exhaust ductwork routed through the mail room to the mechanical room and wall mounted exhaust fan adjacent to the loading dock.

Provide new horizontal air handler to serve the lobby area. Reconnect to existing ductwork in the lobby. New air handler to be located in mechanical room. Provide new general exhaust fan for mechanical room. Provide new air cooled condensing unit on grade outside mechanical room. Provide refrigeration and hot water piping, outside air duct from existing location and controls for new air handler.

Provide new general exhaust fans for the new laundry room and salon. Provide exhaust ductwork to new exhaust louver in existing location adjacent to loading dock. Provide dryer vents to wall caps on exterior. Provide new air outlets from lobby air conditioning system for new mail, laundry and salon rooms.

ELECTRICAL

Provide new light, power, and low voltage systems to support the renovated areas as follows:

Distribution: Provide new branch circuit panels to serve new laundry room and renovated lobby areas. Feed from existing distribution board located in electric room adjacent to the ground floor mechanical equipment room (MER).

Lighting: Provide branch circuitry to lighting specified by others. Provide an architectural dimming/relay system with master and entry control stations for entire lobby area. Other areas to have local line voltage switch control with occupancy sensors. Provide exit and emergency lighting as required per code in egress paths and at exits. Include wiring and a timeclock/photocell control system for site lighting specified by others.

Power: Provide convenience receptacles and circuitry for general area use and allow one duplex outlet per 60 square foot in cost. Provide dedicated receptacles and circuitry for laundry equipment, vending machines, and the like specified by others.

Provide power to support new and relocated mechanical equipment described in other sections herein.

Fire Alarm: Relocate existing control panel presently located in laundry room to an approved location. Add elevator recall detector and signaling device in new elevator lobby area. Relocate and add fire alarm devices consisting of detectors, stations, and signals to suit the renovation.

Telecommunications, Security, and other IT Systems: Provide an empty raceway and box system for equipment, devices, and wiring specified by others.

PLUMBING

Remove all existing piping serving washing machines (hot and cold water, vent and waste) in laundry room. Remove existing gas piping serving the dryers. Remove existing mop sink and related piping in maintenance room. To expand the existing elevator lobby, relocate existing storm leader in front of elevator lobby and reconnect to the same underground storm main.

Modify and extend the existing plumbing and gas services to accommodate a new laundry room fixtures (floor drains, sinks, washers and dryers). Provide plumbing services to new sinks in the new hair saloon.

SPRINKLER

To accommodate the new elevator lobby, remove all existing sprinkler heads in existing laundry room, elevator lobby area, mail room and maintenance room.

Modify and extend the sprinkler piping to the new sprinkler heads location to provide adequate protection as required by the NFPA 13 for the renovated areas.

C. FIRST FLOOR

HVAC

Re-work existing ductwork to accommodate new elevator lobby. Remove section of hot water fin-tube radiation at new elevator opening and provide new hot water piping down through floor to reconnect loop.

ELECTRICAL

Remove existing electrical outlets to facilitate a "clean" wall opening for elevator alternate to stop at this floor. Include an elevator recall detector and signaling device as part of this alternate cost.

PLUMBING / SPRINKLER

No work.

D. SECOND THROUGH SEVENTH FLOORS

HVAC

Remove existing through-wall air conditioning unit(s) serving common area. Remove section of hot water fin-tube radiation at new elevator opening and provide new hot water piping down through floor to reconnect loop.

On floors two through seven, provide packaged terminal air conditioner (PTAC) unit(s) in exterior wall for lounge area and elevator lobby. Units shall be equipped with outside air intake ventilation capability.

ELECTRICAL

Provide new light, power, and low voltage systems in newly created elevator lobbies as described for ground floor herein.

PLUMBING

No work.

SPRINKLER

No work.

E. EIGHTH THROUGH TENTH FLOORS

HVAC

Remove existing through-wall air conditioning unit serving laundry room. Remove section of hot water fin-tube radiation at new elevator opening and provide new hot water piping down through floor to reconnect loop. Remove two dryer vents.

Provide PTAC unit(s) in exterior wall for elevator lobby. Units shall be equipped with outside air intake ventilation capability. Provide new dryer vent duct to wall cap.

ELECTRICAL

Provide new light, power, and low voltage systems in newly created elevator lobbies and laundry facilities as described for ground floor herein.

PLUMBING

Remove existing plumbing fixtures and related piping in laundry room to accommodate a new elevator lobby.

Provide new plumbing services in new laundry room. All new fixtures should be reconnected to existing plumbing stacks in existing plumbing chase.

SPRINKLER

To accommodate the new elevator lobby, remove all existing sprinkler heads in existing laundry room. Modify and extend the sprinkler piping to the new sprinkler heads location to provide adequate protection as required by the NFPA 13 for the renovated areas.

F. ELEVENTH THROUGH EIGHTEENTH FLOORS

HVAC

Remove existing through-wall air conditioning units serving two existing apartments. Remove section of hot water fin-tube radiation at new elevator opening and provide new hot water piping down through floor to reconnect loop. Remove and cap toilet exhausts for two apartments.

Provide PTAC unit(s) in exterior wall for lounge area and elevator lobby. Units shall be equipped with outside air intake ventilation capability. Provide new dryer vent duct to wall cap. Reroute toilet exhaust duct to new location and provide new ceiling grille.

ELECTRICAL

Provide new light, power, and low voltage in newly created studio apartments served from the existing apartment branch panels. Provide new light, power, and low voltage systems in newly created elevator lobbies and laundry facilities as described for ground floor herein.

PLUMBING

Remove existing toilet room plumbing fixtures and related piping in two apartment units to accommodate a new elevator lobby. Provide plumbing services to new laundry room washer and sink.

For new studio apartments, provide new ADA plumbing fixtures in toilet room, and new kitchenette. All new fixtures should be reconnected to existing plumbing stacks in existing plumbing chase.

SPRINKLER

To accommodate the new elevator lobby, remove all existing sprinkler heads in two apartment units. Modify and extend the sprinkler piping to the new sprinkler heads location to provide adequate protection as required by the NFPA 13 for the renovated areas.

G. NINETEENTH AND TWENTIETH FLOORS

HVAC

Remove existing through-wall air conditioning units serving existing apartment. Remove section of hot water fin-tube radiation at new elevator opening and provide new hot water piping down through floor to reconnect loop. Remove and cap toilet exhaust in removed apartment.

Provide PTAC unit(s) in exterior wall for lounge area/elevator lobby. Units shall be equipped with outside air intake ventilation capability. Provide new dryer vent duct to wall cap.

ELECTRICAL

Provide new light, power, and low voltage systems in newly created elevator lobbies and laundry facilities as described for ground floor herein.

PLUMBING

Remove existing toilet room and kitchenette plumbing fixtures and related piping in one apartment unit to accommodate a new elevator lobby.

Provide new plumbing services in laundry room and new sink. All new fixtures should be reconnected to existing plumbing stacks in existing plumbing chase.

SPRINKLER

To accommodate the new elevator lobby, remove all existing sprinkler heads in one apartment unit. Modify and extend the sprinkler piping to the new sprinkler heads location to provide adequate protection as required by the NFPA 13 for the renovated areas.

H. ELEVATOR MACHINE ROOM

HVAC

Provide a PTAC unit in the exterior wall to cool the elevator machinery. Unit shall be equipped with electric heater; no outside air ventilation is required. Provide a smoke vent louver in the sidewall of the elevator shaft at the top.

ELECTRICAL

Provide general light and receptacles for this room in accordance with elevator consultant requirements. Include power and equipment indicated herein for elevator motor, auxiliaries and mechanical equipment. Provide fire alarm heat detector, station, and signaling devices.

PLUMBING

N/A

SPRINKLER

N/A

19-13-D105. Assisted living services agency

Assisted Living Services Agency

19-13-D105. Assisted living services agency

(a) Definitions. As used in this section:

- (1) "Agency" means assisted living services agency.
- (2) "Assisted living services" for the purpose of this section only means nursing services and assistance with activities of daily living provided to clients living within a managed residential community having supportive services that encourage clients primarily age fifty-five (55) or older to maintain a maximum level of independence. Routine household services may be provided as assisted living services by the assisted living services agency or by the managed residential community as defined in subsection (a)(13). These services provide an alternative for elderly persons who require some help or aid with activities of daily living as described in subsection (a)(4) or nursing services in order to remain in their private residential units within the managed residential community.
- (3) "Assisted living services agency" means an entity that provides assisted living services.
- (4) "Assisted living aide" means an unlicensed person who has successfully completed a training and competency evaluation program in accordance with Section 19-13-D8t(1), Section 19-13-D69(d)(2) or Section 19-13-D83(b) of the regulations of Connecticut State Agencies. An assisted living aide may assist clients with one or more of the following activities of daily living: ambulation, feeding, bathing, dressing, grooming, toileting, oral hygiene, transfers, exercise and supervision of self administration of medications.
- (5) "Client" means the recipient of the assisted living services provided by licensed nurses or assisted living aides.
- (6) "Client service program" means a written schedule of assisted living services to be provided to, reviewed with and agreed to by a client or client representative.
- (7) "Commissioner" means the Commissioner of the Department of Public Health and Addiction Services, or the commissioner's representative.
- (8) "Community" means managed residential community.
- (9) "Core services" means the services described in subsection (c)(3) of this section which shall be made available in order for an assisted living services agency, for the purpose of this section only, to provide services within a managed residential community.
- (10) "Department" means the Connecticut Department of Public Health and Addiction Services.
- (11) "Full time" means on duty a minimum of thirty-five (35) hours per workweek.
- (12) "Licensed nurse" means a registered nurse or licensed practical nurse licensed under chapter 378 of the Connecticut General Statutes.
- (13) "Managed residential community" means a facility consisting of private residential units that provides a managed group living environment, including housing and services primarily for persons age fifty-five (55) or older.
- (14) "Primary agency" means an assisted living services agency that contracts for the services of other organizations, agencies or individuals who provide care or services to its clients.
- (15) "Private residential unit" means a living environment belonging to a tenant(s) that includes a full bathroom within the unit including a water closet, lavatory, tub or shower bathing unit and access to facilities and equipment for the preparation and storage of food.
- (16) "Self administration of medications" means a client taking medication in accordance with directions for use and includes:

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19-13-D105. Assisted living services agency

- (B) regularly scheduled laundry service for personal laundry and linens;
 - (C) regularly scheduled transportation for personal shopping, social and recreational events, health care appointments and similar needs and for which public bus transportation shall not qualify as the only form of transportation;
 - (D) regularly scheduled housekeeping services;
 - (E) maintenance service for tenants' living units, including chore services for routine domestic tasks that the tenant is unable to perform; and
 - (F) programs of social and recreational opportunities.
- (4) A managed residential community shall also provide:
- (A) a formally established program that provides tenants with twenty-four (24) hour a day security designed to protect tenants from intruders;
 - (B) an emergency call system in each living unit;
 - (C) on-site washers and dryers sufficient to meet the needs of the tenants; and
 - (D) common use space that is sufficient in size to accommodate fifty percent (50%) of the tenant population.
- (5) The managed residential community shall employ an on-site service coordinator who reports directly to the operating or managing entity or the administrator of the managed residential community.
- (A) The service coordinator shall possess at a minimum a bachelor's degree in social work or in a related human service field. Individuals without a bachelor's degree may be hired if they have an associate's degree in social work or in a related human service field and two (2) years of experience in a social service delivery system dealing with issues and coordinating services related to persons primarily age fifty-five (55) or older. Individuals without a bachelor's degree or an associate's degree may be hired if they have four (4) years of experience in a social service delivery system dealing with issues and coordinating services related to persons primarily age fifty-five (55) or older. The service coordinator should have prior supervisory or management experience. Any person employed as a service coordinator prior to December 1, 1994 shall be eligible to continue in the facility of employment without restriction.
 - (B) Responsibilities of the service coordinator shall include, but not necessarily be limited to:
 - (i) ensuring that the services required by this subsection are provided or made available to all tenants;
 - (ii) assisting tenants in making arrangements to meet their personal needs;
 - (iii) establishing collaborative relations with provider agencies, support services and community resources.
 - (iv) establishing a tenant council, ensuring that a private space is provided to the group for meetings and providing assistance and responding to written requests that result from group meetings;
 - (v) serving as an ongoing liaison with the assisted living services agencies to include liaison with the assisted living services agencies' quality assurance committee as required in subsection (I) of this section;
 - (vi) ensuring that a tenant information system is in place; and
 - (vii) developing a written plan for the delegation of responsibilities and functions in the absence of the service coordinator.
 - (C) A service coordinator's absence of longer than one (1) month shall be reported to any assisted living services agencies servicing the community.

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Department of Public Health

Public Health Code

19-13-D105. Assisted living services agency

- (1) Any assisted living services agency which contracts individually with a tenant of a managed residential community and is not under contract with the community shall comply with this section.
- (2) Each agency shall have a designated office on the site of the managed residential community. This office shall provide adequate and safe space for:
 - (A) conferences with clients and their families;
 - (B) staff to carry out pre and post client visit activities;
 - (C) supervisory conferences with staff;
 - (D) storage and maintenance of equipment and supplies necessary to provide client services in an area, that may be separate from the business office; and
 - (E) maintenance of administrative records and files, financial records and client service records in locked file cabinets or an area that can be locked.
- (5) Contracted services. Assisted living services agencies may contract with other organizations, agencies or individuals to provide the services defined in subsections (h) and (i) of this section to their clients. Services provided by the primary agency through arrangements with a contracted agency or individuals(s) shall be set forth in either a written contract or a written memorandum of understanding between participating agencies. The provisions set forth in this subdivision shall also apply when services are being provided at the same time to the same client by more than one (1) agency licensed to provide such services. The contract or written memorandum of understanding shall include, but not necessarily be limited to:
 - (A) a statement that clearly defines the assignment of primary responsibility for the client's care;
 - (B) the methods of communication and coordination between agencies to ensure that all information necessary for safe, coordinated care to clients is accessible and available to all participating agencies;
 - (C) the necessity to conform with all applicable primary agency policies, including personnel qualifications and staffing patterns; and
 - (D) the responsibility of participating agencies in developing and implementing the client service program.
- (6) Each assisted living services agency shall have a communication system adequate to receive requests and referrals for service, maintain verbal contact with health service personnel at all times when they are providing services to clients, receive calls from clients under the care of the agency and tenants residing in the community and maintain contact as needed with the client's source of medical care and other providers of care, if applicable.
- (7) Assisted living services, including nursing services and assistance with activities of daily living, may be provided to clients with chronic and stable conditions as determined by a physician or health care practitioner with applicable statutory authority at least on an annual basis and as needed. Chronic and stable conditions are not limited to medical or physical conditions, but also include chronic and stable mental health and cognitive conditions. The determination shall be made in writing and maintained in the client's service record.
- (8) Each agency shall establish written criteria for admission to assisted living services. The criteria shall not impose unreasonable restrictions which screen out a client whose needs may be met by the agency.
- (1) Each agency shall develop written policies for the discharge of clients from the agency. Agency discharge policies shall define categories for the discharge of clients and shall include but not necessarily be limited to:
 - (A) Change in client's condition. Termination of services when the client's condition is no longer chronic and stable;

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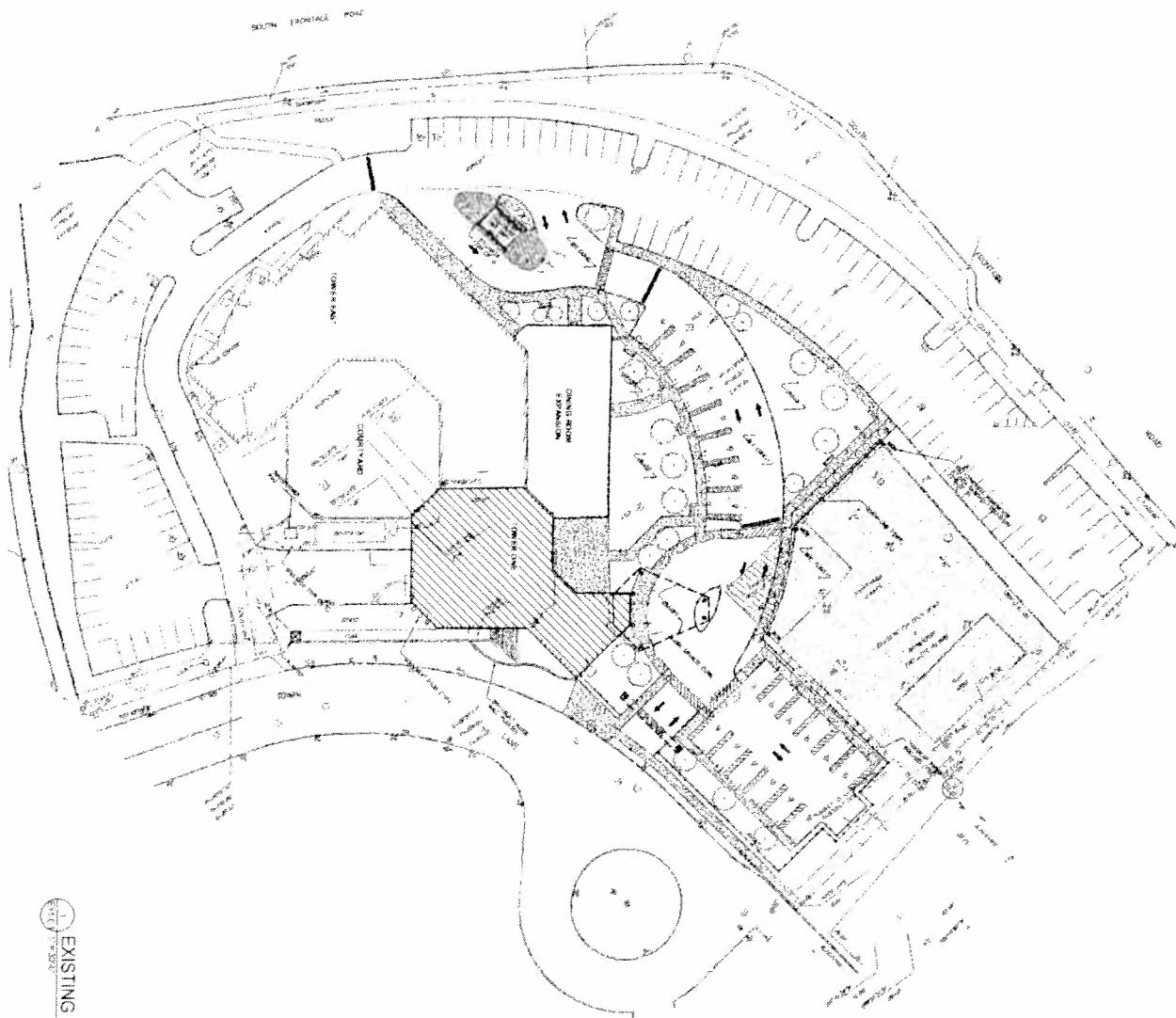
EXHIBIT 6

A description of the physical construction aspects of the ALF conversion, including the following:

- (f) Architectural sketches of the conversion to a scale of one fourth inch to one foot that indicate the following:*
 - (1) All doors being widened;*
 - (2) Typical kitchen and bathroom reconfiguration: show all wheelchair clearances, wall reinforcing, grab bars and elevations of counters and work surfaces;*
 - (3) Bedroom/living/dining area modification, if needed;*
 - (4) Any reconfigured common space;*
 - (5) Added/reconfigured office and storage space;*
 - (6) Monitoring stations; and*
 - (7) The kitchen and dining facility.*

All architectural modification must meet section 504 and ADA requirements, as appropriate.

Attached please find the proposed architectural plans for the units and other areas involved in conversion to an assisted living facility.



EXISTING SITE PLAN



2008 ACP APPLICATION - NOT FOR CONSTRUCTION

1. NAME OF THE BUILDING: TOWER ONE 2. NAME OF THE OWNER: NEW HAVEN 3. PROJECT LOCATION: 375 NEW HAVEN 4. PROJECT TYPE: APARTMENT 5. PROJECT STATUS: UNDER CONSTRUCTION 6. PROJECT VALUE: \$10,000,000 7. PROJECT START DATE: 1/1/2010 8. PROJECT END DATE: 12/31/2011 9. PROJECT MANAGER: JIMMY L. SMITH 10. PROJECT CONTACT: JIMMY L. SMITH 11. PROJECT PHONE: (203) 555-1234 12. PROJECT FAX: (203) 555-1235 13. PROJECT EMAIL: JIMMY.L.SMITH@NEWHAVEN.COM 14. PROJECT WEBSITE: WWW.NHAPARTMENTS.COM 15. PROJECT ADDRESS: 375 NEW HAVEN 16. PROJECT CITY: NEW HAVEN 17. PROJECT STATE: CT 18. PROJECT ZIP: 06510 19. PROJECT COUNTRY: USA 20. PROJECT CURRENCY: USD 21. PROJECT LANGUAGE: ENGLISH 22. PROJECT UNIT: SQUARE FEET 23. PROJECT AREA: 100,000 24. PROJECT FLOOR: 10 25. PROJECT ROOM: 100 26. PROJECT UNIT: 1000 27. PROJECT AREA: 1000 28. PROJECT FLOOR: 10 29. PROJECT ROOM: 100 30. PROJECT UNIT: 1000 31. PROJECT AREA: 1000 32. PROJECT FLOOR: 10 33. PROJECT ROOM: 100 34. PROJECT UNIT: 1000 35. 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Atty. General
Aki Koyama
John B. Rice, P.H.

NAME: C. K. A. B.
 PH: 301-452-1331
 FAX: 301-088-2523

DIBIASI ASSOCIATES, P.C.
 Thomas A. Dibiasi, P.C., SFC
 5100 Peachy Road

Systemic Payment

**ARCHITECTURE PLANNING
INTERIOR DESIGN**

KANSAS CITY DENTISTS
ASSOCIATES P.A.

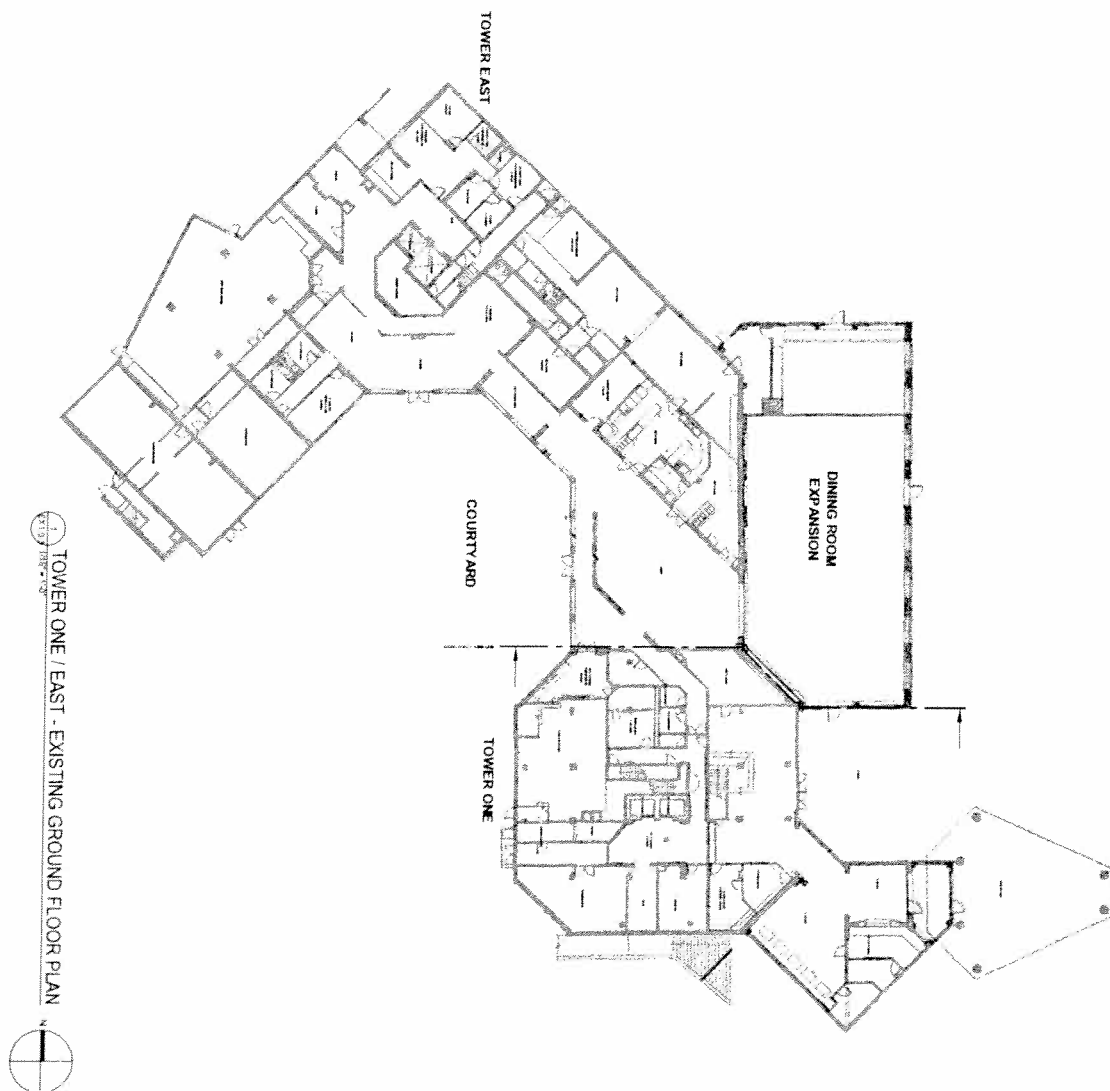
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2008 ABCC APPLICATION - NOT FOR CONSTRUCTION

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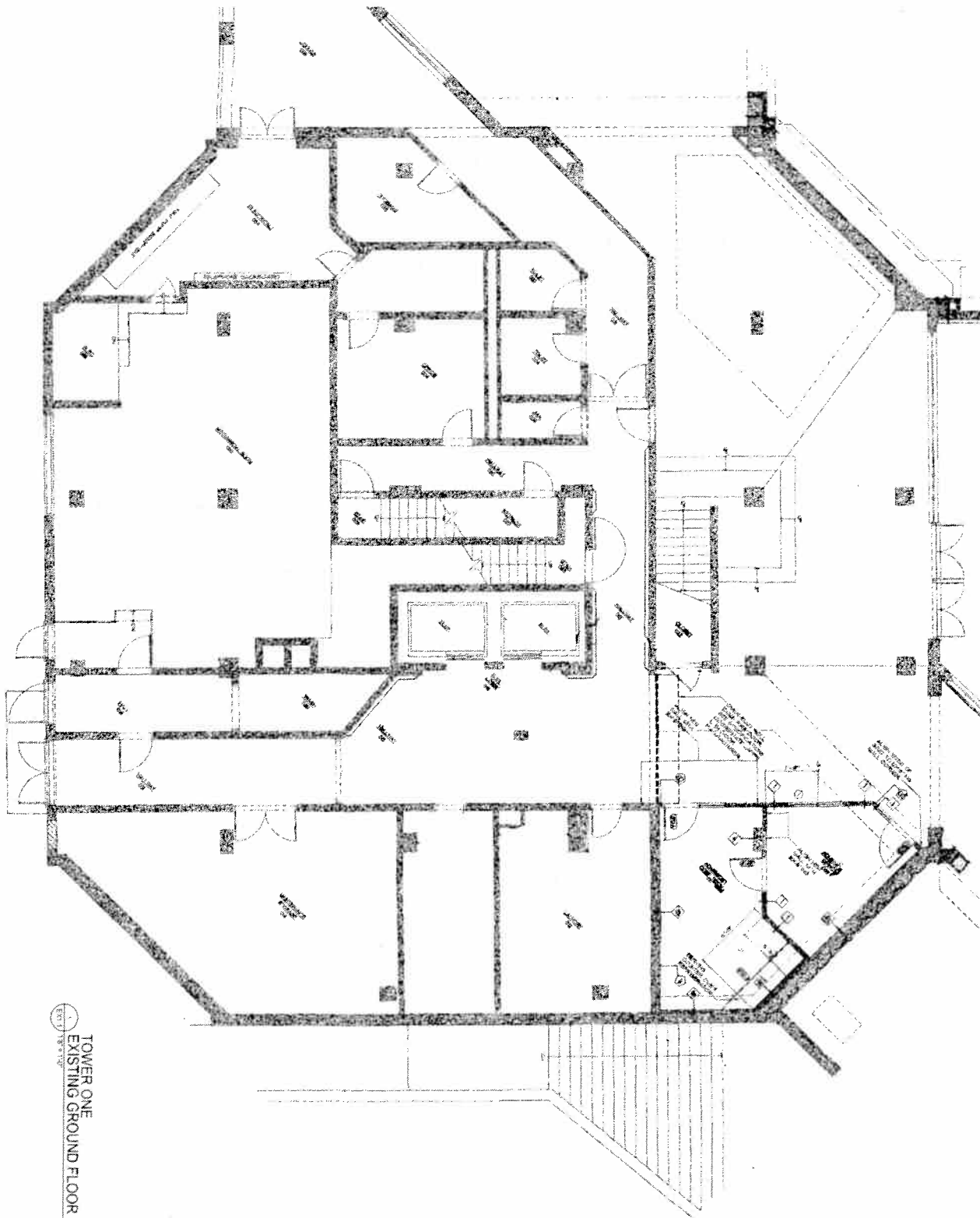
ASSOCIATES P.A.
ARCHITECTS & PLANNERS
INTERIOR DESIGN
10000 Parkway
Suite 200
Houston, Texas 77055
713/661-1100
713/661-1101
713/661-1102

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Houston, TX 77056
Tel. 713/661-1111
Fax 713/661-2533





EX-1
TOWER ONE
EXISTING GROUND FLOOR PLAN

2025 RELEASE UNDER E.O. 14176

[illegible]

KIMMSTEIN DANTON
ASSOCIATES P.A.
ARCHITECTS & PLANNERS
INTERIOR DESIGN

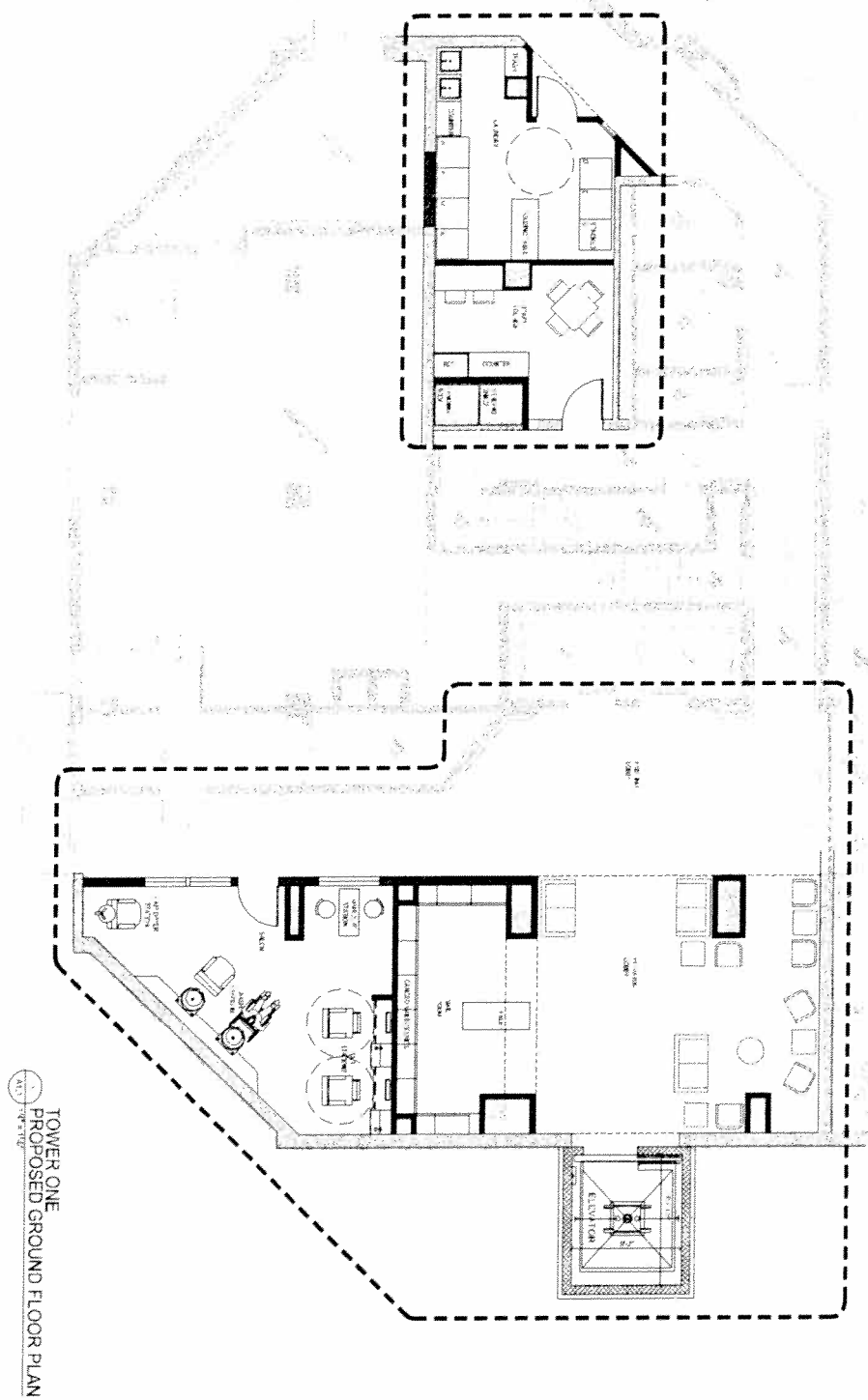
10000 Old Columbia Road
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Bethesda, MD 20814
Tel: 301/291-2900
Fax: 301/291-2901

Structural Engineer
DBHA ASSOCIATES, P.C.
Thomas A. DeBora, P.E., SFB
540 Parkway Hill Road
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M.P.E. Engineer
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Construction Manager
Kimmer Construction Corp.
Brian Vogel
30 Turners at Park Rd.
Farmington, CT 06030
Tel: 860/274-4141
Fax: 860/284-1174





**TOWER ONE
 PROPOSED GROUND FLOOR PLAN**

2008 ALFP APPLICATION NOT FOR CONSTRUCTION

TOWER ONE 2008 ALFP APPLICATION 2008 ALFP APPLICATION	
PROJECT NO. 2008-01	DATE: 10/1/08
PROJECT NAME: TOWER ONE	PROJECT LOCATION: 100 BATTERY ROAD
PROJECT OWNER: TOWER ONE	PROJECT ARCHITECT: K&D ASSOCIATES
PROJECT ENGINEER: TOWER ONE	PROJECT LANDSCAPE ARCHITECT: TOWER ONE
PROJECT INTERIOR DESIGNER: TOWER ONE	PROJECT FURNITURE DESIGNER: TOWER ONE
PROJECT LIGHTING DESIGNER: TOWER ONE	PROJECT SIGNAGE DESIGNER: TOWER ONE
PROJECT AV DESIGNER: TOWER ONE	PROJECT SECURITY DESIGNER: TOWER ONE
PROJECT ACCESSIBILITY DESIGNER: TOWER ONE	PROJECT HISTORIC PRESERVATION DESIGNER: TOWER ONE
PROJECT TRANSPORTATION DESIGNER: TOWER ONE	PROJECT ENVIRONMENTAL DESIGNER: TOWER ONE
PROJECT COMMUNITY DESIGNER: TOWER ONE	PROJECT ECONOMIC DEVELOPMENT DESIGNER: TOWER ONE
PROJECT POLICE DESIGNER: TOWER ONE	PROJECT FIRE DESIGNER: TOWER ONE
PROJECT HEALTH CARE DESIGNER: TOWER ONE	PROJECT EDUCATION DESIGNER: TOWER ONE
PROJECT RECREATION DESIGNER: TOWER ONE	PROJECT CULTURAL DESIGNER: TOWER ONE
PROJECT RELIGIOUS DESIGNER: TOWER ONE	PROJECT SENIORS DESIGNER: TOWER ONE
PROJECT CHILDREN DESIGNER: TOWER ONE	PROJECT ADULTS DESIGNER: TOWER ONE
PROJECT SPECIAL NEEDS DESIGNER: TOWER ONE	PROJECT OTHER DESIGNER: TOWER ONE

TOWER ONE
 2008 ALFP APPLICATION
 2008 ALFP APPLICATION

CONSTRUCTION MANAGER
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 100 BATTERY ROAD
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 PH: 860.284.7419
 FAX: 860.284.4774

ARCHITECT
 K&D ASSOCIATES, P.C.
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 FAX: 860.284.4774

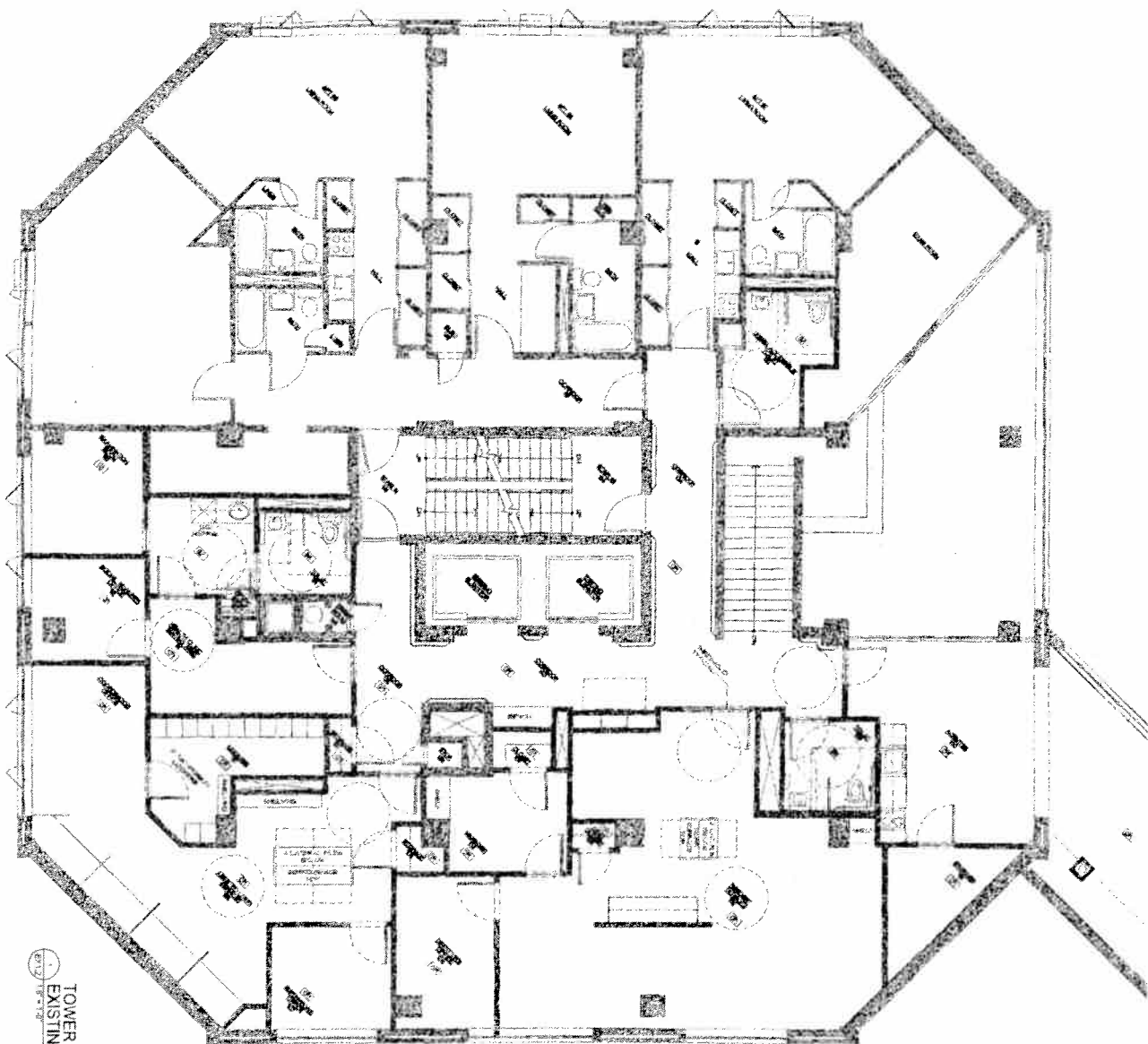
INTERIOR DESIGNER
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 PH: 860.284.7419
 FAX: 860.284.4774





**TOWER ONE
 EXISTING FIRST FLOOR PLAN**

2008 ALCO APPLICATION - NOT FOR CONSTRUCTION

<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>	<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>	<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>	<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>	<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>	<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>	<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>	<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>	<p>PROJECT: TOWER ONE EXISTING FIRST FLOOR PLAN</p>	<p>DATE: 10/1/08</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>
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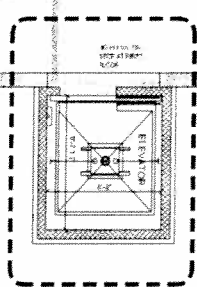
KIMMEL DANTON ASSOCIATES P.A.
 ARCHITECTURAL PLANNING
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 1100 Park Ave. Suite 200
 Waterbury, CT 06702
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 www.kimmeldanton.com

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AKF Engineers
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 Fax: 203.353.2990

Construction Manager
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 Farmington, CT 06032
 Ph: 860.298.4415
 Fax: 860.298.1174





TOWER ONE
PROPOSED FIRST FLOOR PLAN

2025 RELEASE UNDER E.O. 14176

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KINSMAN DISTRICT ASSOCIATES P.A.
ASSOCIATES IN PLANNING
INTERIOR DESIGN

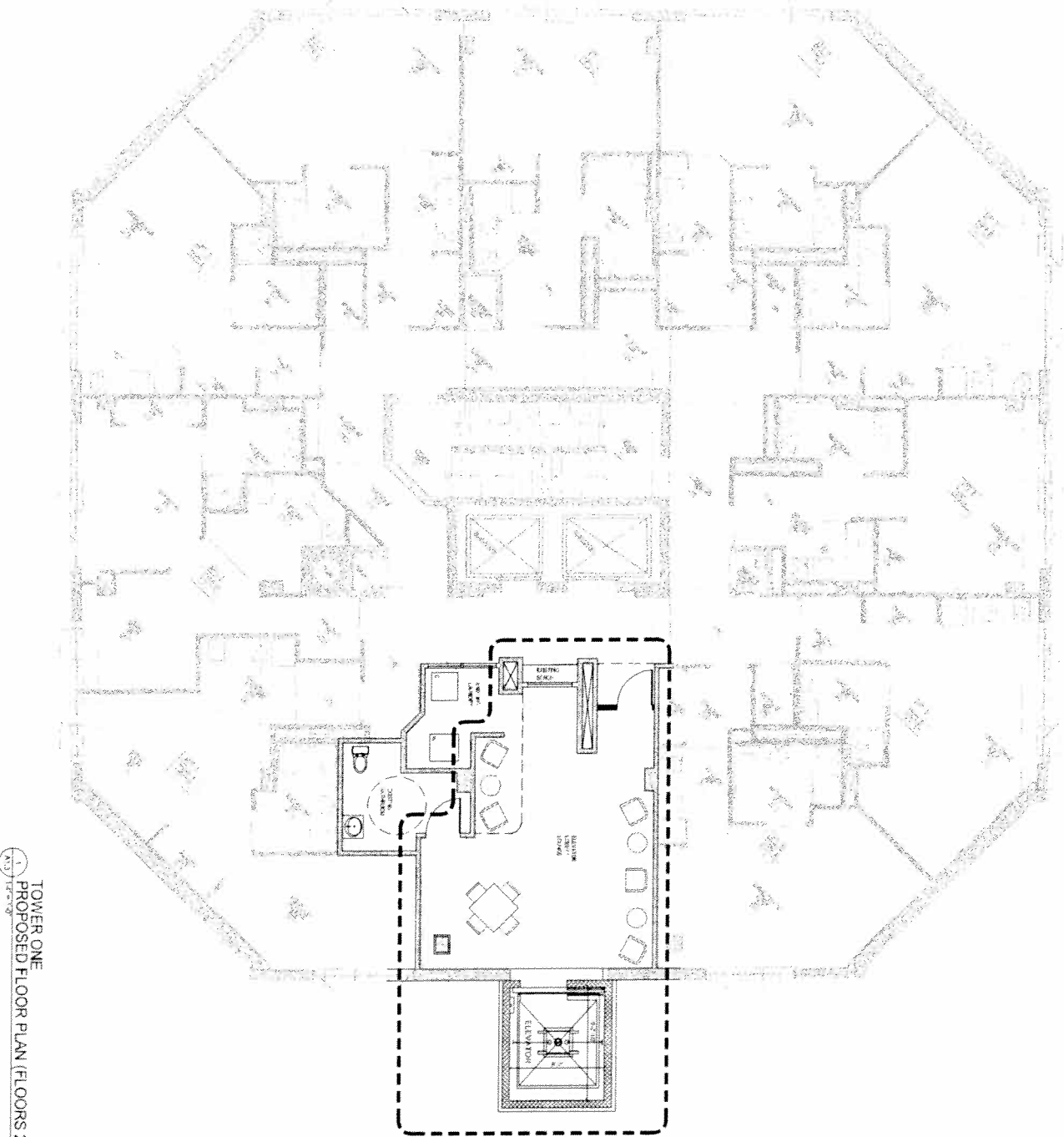
10000 Highway 10, Suite 100
 Vancouver, B.C. V6P 4G5
 Tel: 604-271-1811 Fax: 604-271-1812
 Telex: 253531 KINPLANN CANADA

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Design Associates, P.C.
 Thomas A. Dillett, Pres. 501-B
 5000 Pender Hwy. Road
 Miramonte, CA 94548
 Tel: 916-452-1141
 Fax: 916-468-2923

McE. Page
Architects
 John B. Rice, P.E.
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 Fax: 203-423-2966

Lawrence Gordon Moore
Lawrence Gordon Corp.
 10000 Highway 10, Suite 100
 Vancouver, B.C. V6P 4G5
 Tel: 604-271-1811 Fax: 604-271-1812

KID ASSOCIATES



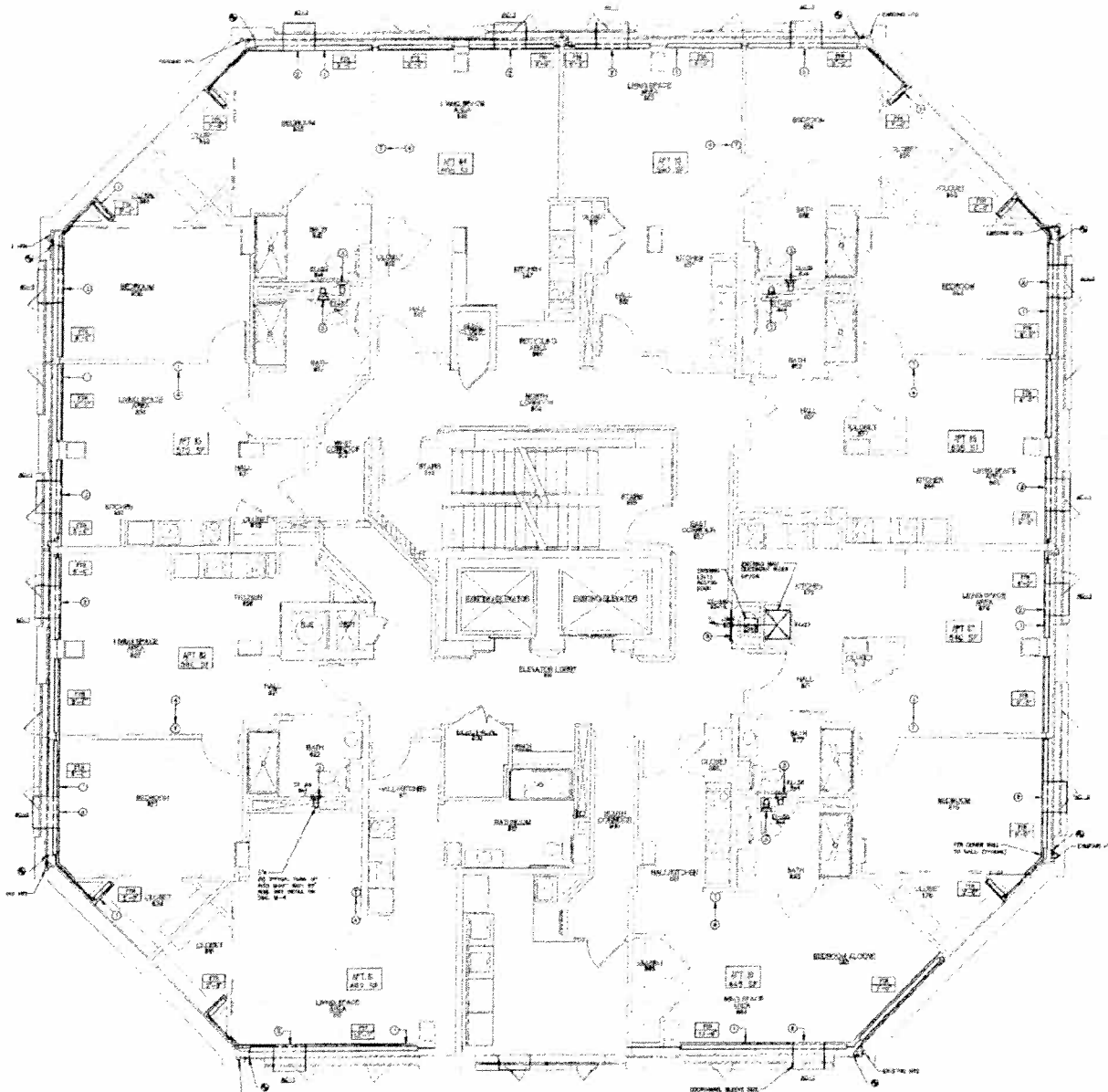
TOWER ONE
 PROPOSED FLOOR PLAN (FLOORS 2-7)

2008 ALL RIGHTS RESERVED - NOT FOR CONSTRUCTION

TOWER ONE PROPOSED FLOOR PLAN FLOOR PLAN 2-7		TOWER ONE PROPOSED FLOOR PLAN FLOOR PLAN 2-7	
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KIMMELSTEIN DANTON
 ASSOCIATES P.A.
 ARCHITECTURAL PLANNING
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 200 Park Street, Suite 200
 New Haven, CT 06510
 Tel: 203.333.1111
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 Thomas A. Duffell, P.E., S.E.T.B.
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 MEP Engineer
 AKF Engineers
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 Stamford, CT 06901
 P.O. Box 1214, 111
 Fax: 203.321.2999
 Construction Manager
 Kimmert Construction Corp.
 30 Bannockburn Park Rd.
 Farmington, CT 06032
 P.O. Box 284, 111
 Fax: 860.284.1174





TOWER ONE
EXISTING PLAN (FLOORS 8-10)

2008 ALLCC APPLICATION - NOT FOR CONSTRUCTION

<p>PROJECT NO. 08-001 PROJECT NAME PROJECT LOCATION PROJECT OWNER PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER PROJECT CONTRACTOR PROJECT SCHEDULE PROJECT BUDGET PROJECT RISK PROJECT STATUS PROJECT COMMENTS</p>	<p>PROJECT NO. 08-001 PROJECT NAME PROJECT LOCATION PROJECT OWNER PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER PROJECT CONTRACTOR PROJECT SCHEDULE PROJECT BUDGET PROJECT RISK PROJECT STATUS PROJECT COMMENTS</p>	<p>PROJECT NO. 08-001 PROJECT NAME PROJECT LOCATION PROJECT OWNER PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER PROJECT CONTRACTOR PROJECT SCHEDULE PROJECT BUDGET PROJECT RISK PROJECT STATUS PROJECT COMMENTS</p>	<p>PROJECT NO. 08-001 PROJECT NAME PROJECT LOCATION PROJECT OWNER PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER PROJECT CONTRACTOR PROJECT SCHEDULE PROJECT BUDGET PROJECT RISK PROJECT STATUS PROJECT COMMENTS</p>	<p>PROJECT NO. 08-001 PROJECT NAME PROJECT LOCATION PROJECT OWNER PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER PROJECT CONTRACTOR PROJECT SCHEDULE PROJECT BUDGET PROJECT RISK PROJECT STATUS PROJECT COMMENTS</p>	<p>PROJECT NO. 08-001 PROJECT NAME PROJECT LOCATION PROJECT OWNER PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER PROJECT CONTRACTOR PROJECT SCHEDULE PROJECT BUDGET PROJECT RISK PROJECT STATUS PROJECT COMMENTS</p>	<p>PROJECT NO. 08-001 PROJECT NAME PROJECT LOCATION PROJECT OWNER PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER PROJECT CONTRACTOR PROJECT SCHEDULE PROJECT BUDGET PROJECT RISK PROJECT STATUS PROJECT COMMENTS</p>	<p>PROJECT NO. 08-001 PROJECT NAME PROJECT LOCATION PROJECT OWNER PROJECT MANAGER PROJECT ARCHITECT PROJECT ENGINEER PROJECT CONTRACTOR PROJECT SCHEDULE PROJECT BUDGET PROJECT RISK PROJECT STATUS PROJECT COMMENTS</p>
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TOWER ONE

1000 WEST 10TH AVENUE
 DENVER, CO 80202

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 DENVER, CO 80202

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1000 WEST 10TH AVENUE
 DENVER, CO 80202

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 DENVER, CO 80202

1000 WEST 10TH AVENUE
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KINASTON DANTON
ASSOCIATES P.A.

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AMF Engineers

John D. Rice, P.E.
One Atlantic St., 8th Floor

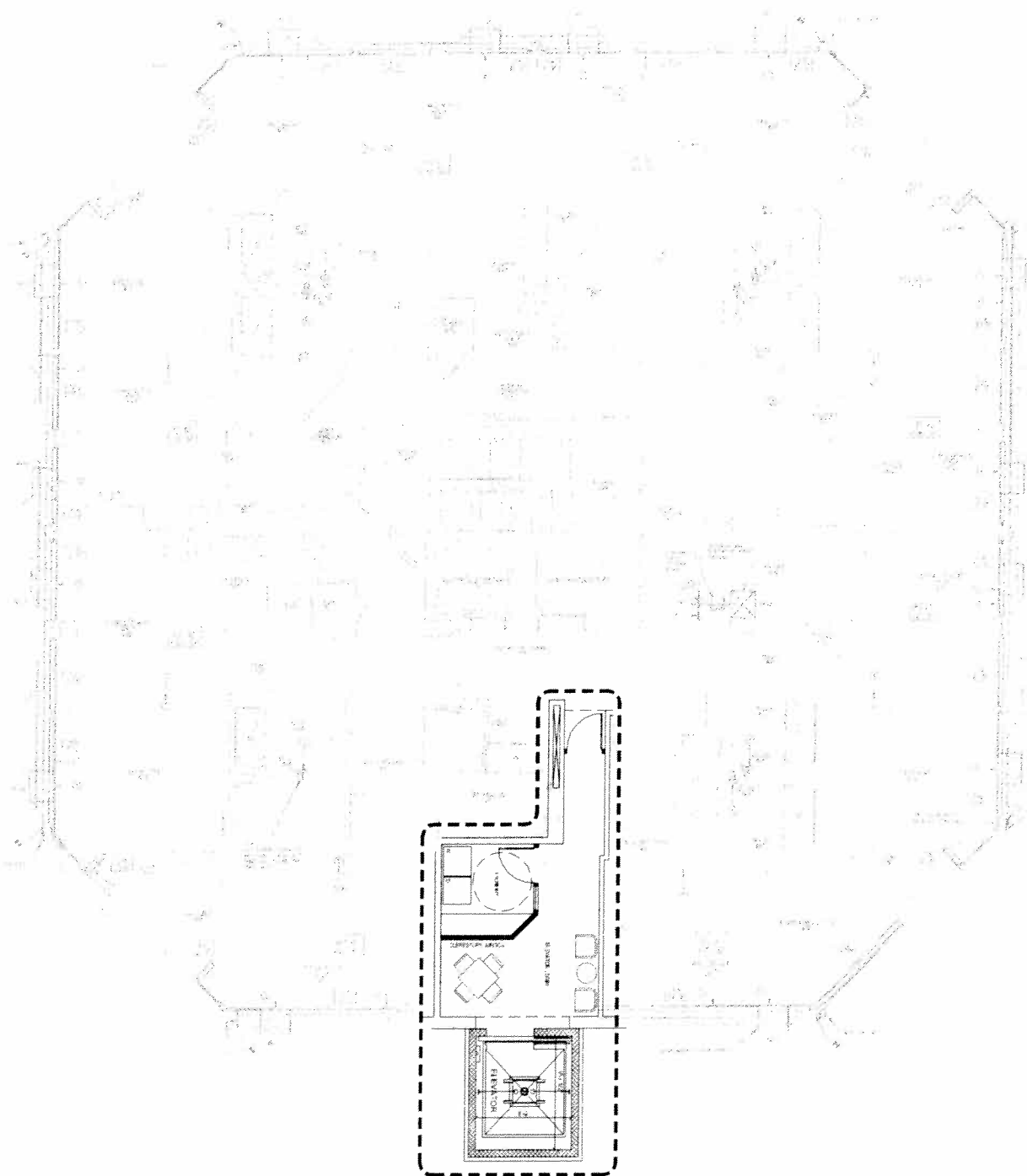
Stamford, CT 06907
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CONSTRUCTION MANAGER

Kandover Construction Corp.
1000 West 10th Ave.

Stamford, CT 06907
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FAX: 203-321-1111
2008 ALLCC APPLICATION - NOT FOR CONSTRUCTION



**TOWER ONE
PROPOSED FLOOR PLAN (FLOORS 8-10)**

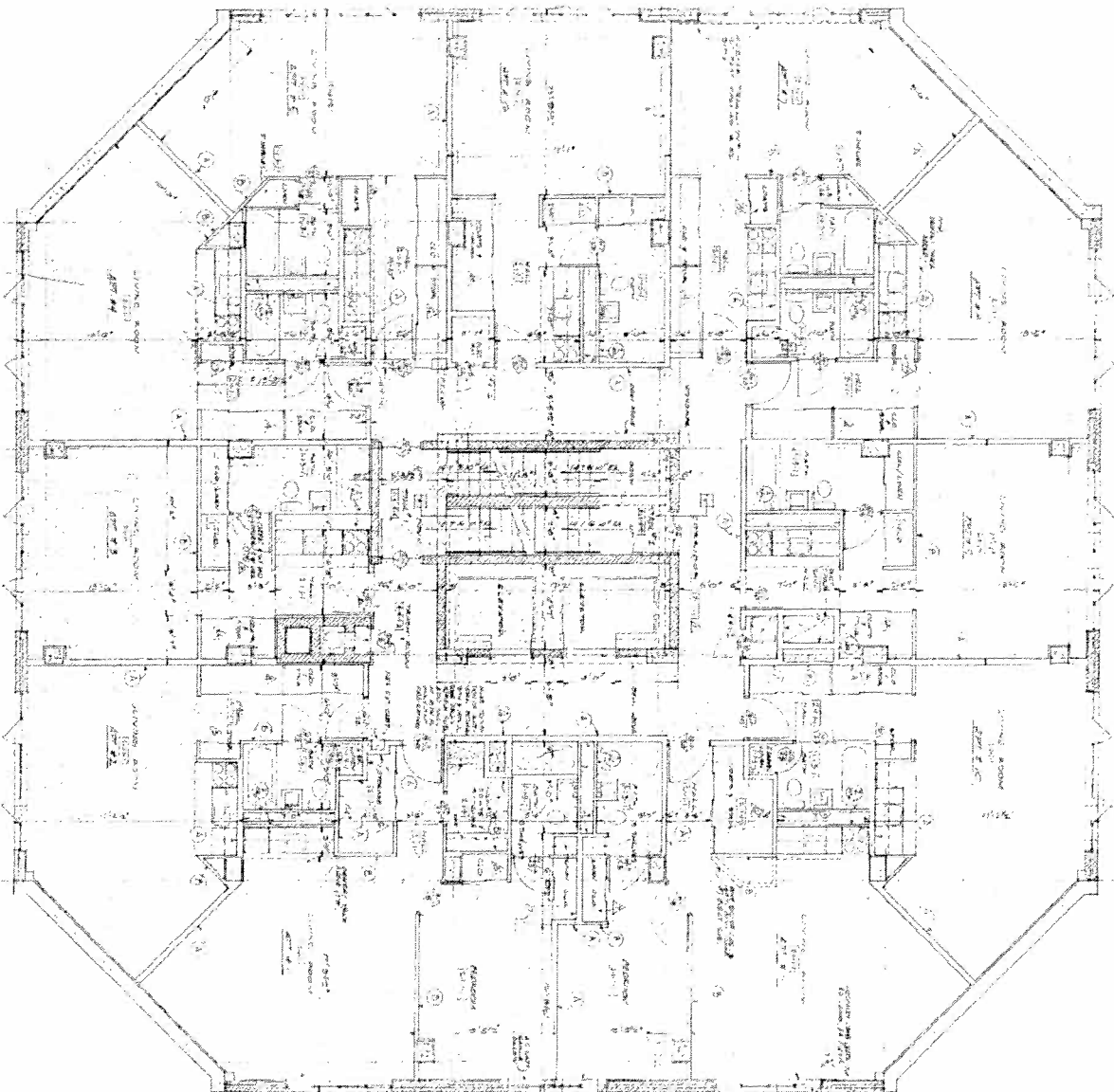
2008 ALL CITY APPLICATION - NOT FOR CONSTRUCTION

<p>2008 ALL CITY APPLICATION - NOT FOR CONSTRUCTION</p>		<p>TOWER ONE 5 N.E. 55th Avenue Miami, FL 33155</p>	
<p>Architect: Architectural Associates, P.A. 1000 Brickell Avenue, Suite 1000 Miami, FL 33131 Tel: 305.372.1111 Fax: 305.372.1112</p>		<p>Engineer: Engineer Associates, P.A. 1000 Brickell Avenue, Suite 1000 Miami, FL 33131 Tel: 305.372.1111 Fax: 305.372.1112</p>	
<p>Architect: Architectural Associates, P.A. 1000 Brickell Avenue, Suite 1000 Miami, FL 33131 Tel: 305.372.1111 Fax: 305.372.1112</p>		<p>Engineer: Engineer Associates, P.A. 1000 Brickell Avenue, Suite 1000 Miami, FL 33131 Tel: 305.372.1111 Fax: 305.372.1112</p>	

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TOWER ONE
 EXISTING ONE
 EXISTING FLOOR PLANS (FLOORS 11-18)

2008 A/C/C APPLICATION - NOT FOR CONSTRUCTION

TOWER ONE 11-18 11-18	
TOWER ONE EXISTING FLOOR PLANS (FLOORS 11-18)	EX15 T.O.

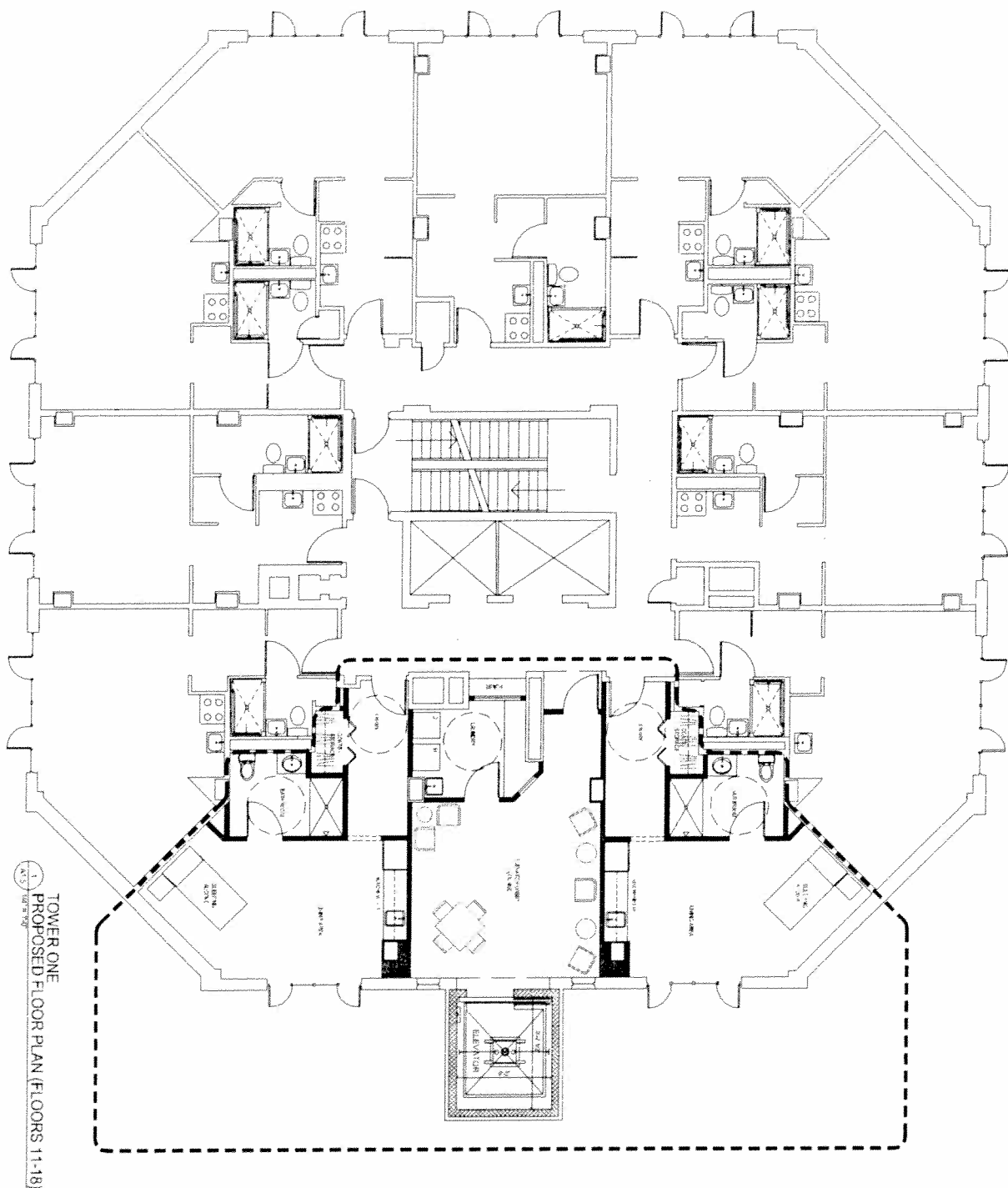
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 Ph: 860.284.7415
 Fax: 860.284.1174





TOWER ONE
 PROPOSED FLOOR PLAN (FLOORS 11-18)

2008 ALCF APPLICATION - NOT FOR CONSTRUCTION

DATE	DESCRIPTION	BY	CHKD
11/18/08	TOWER ONE PROPOSED FLOOR PLAN 11-18	AKF	AKF
11/18/08	TOWER ONE PROPOSED FLOOR PLAN 11-18	AKF	AKF

TOWER ONE
 ALCF APPLICATION
 11-18
 11-18

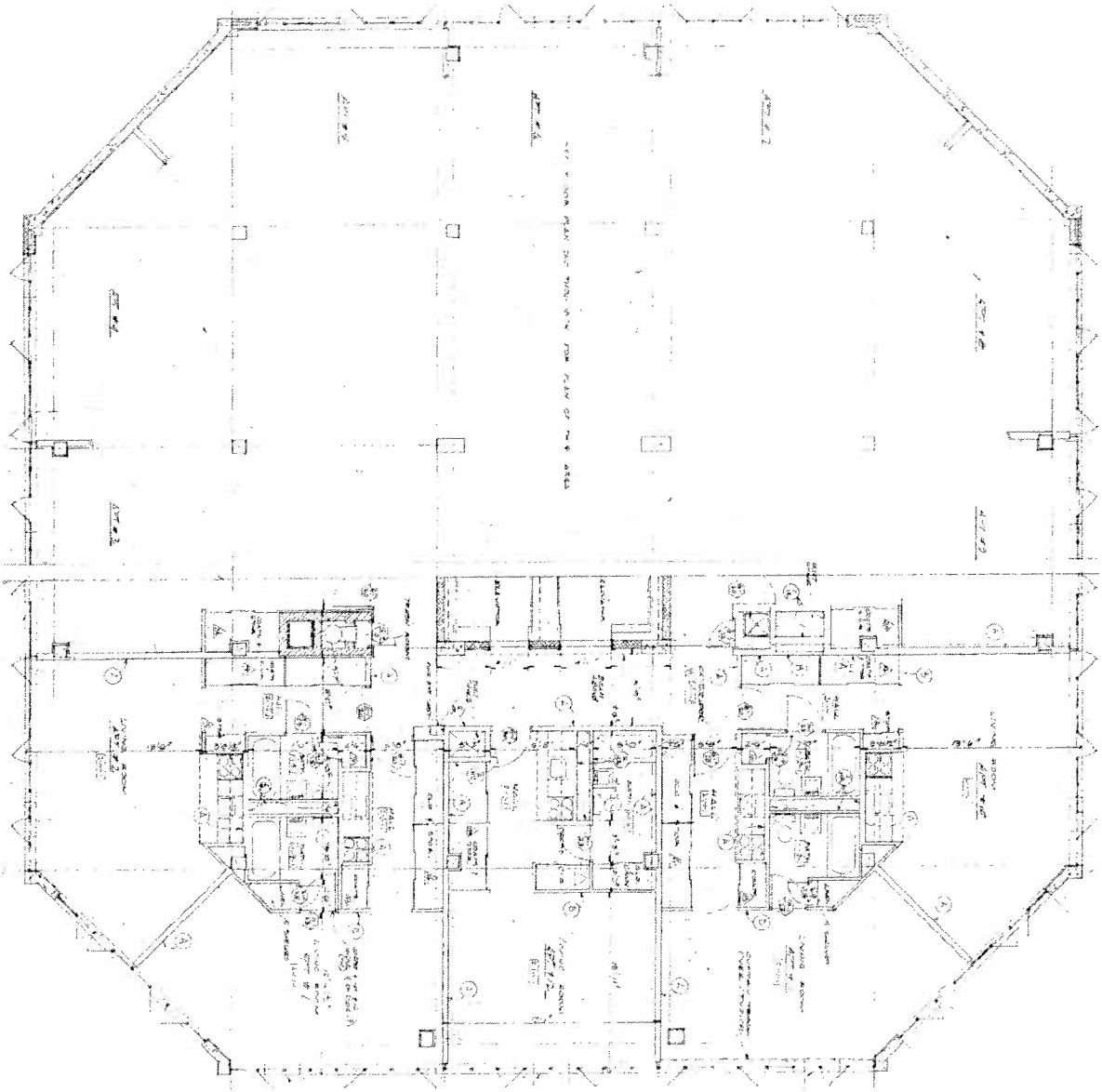
KIMMSTEIN DANTON
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 Fax: 860.284.1174





TOWER ONE
EXISTING PLAN (FLOORS 19-20)

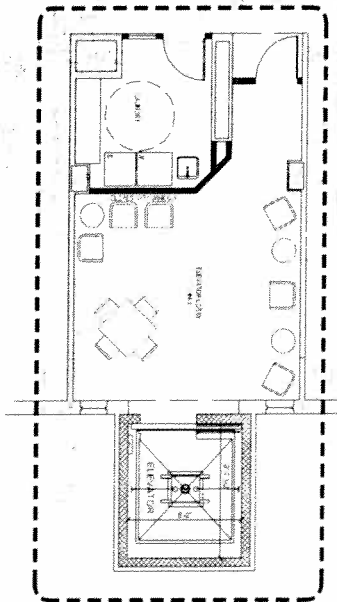
2018 ALECP APPLICATION NOT FOR CONSTRUCTION

10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-10
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214/343-1100
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TOWER ONE
 PROPOSED FLOOR PLAN (FLOORS 19-20)



2008 AIA PAPER APPLICATION - NOT FOR CONSTRUCTION

DATE	DESCRIPTION	BY	CHKD
10/1/08	TOWER ONE PROPOSED TYPICAL FLOOR PLAN 19-20		

A1.6
 T.O.

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 DIBBLIST ASSOCIATES, P.C.
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 JUDITH B. REE, P.E.
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 C. J. JAMESON, Manager
 Kimmstein Danton Corp.
 1000 BROADWAY
 NEW YORK, NY 10018
 TEL: 212.693.1111
 FAX: 212.693.1111



EXHIBIT 6 *A description of the physical construction aspects of the ALF conversion, including the following:*

- (g) *Provide a budget showing at least estimated costs for materials, supplies, fixtures and labor for each of the items in Section IV.B.6.e, items (1) through (7), above.*

LOCCS		
Account No.	ALCP Funding Line Item	Budget Amount
1010	Capital Costs	
	Survey/ Engineering	5,000.00
	Environmental Assessments	0.00
	AMPO/FFE	200,000.00
	Construction	4,318,712.00
	Bond Premium	33,922.00
	Permits/Fees	76,754.00
	Rehab. Contingency	450,000.00
	Hazards Materials	35,000.00
	Sub-Total	5,119,388.00
1020	Relocation/Vacancy	
	Relocation	35,100.00
	Lost Revenue/ Vacancy	349,386.00
	Sub-Total	384,486.00
1030	Administration	
	Organizational	5,000.00
	Insurance	10,000.00
	Cost Certification	5,000.00
	Sub-Total	20,000.00
1040	Legal/Consultant/Architect	
	Legal	2,500.00
	Consultant	241,932.00
	Architect - Design	210,000.00
	Architect - Supervision	70,000.00
	Sub-Total	524,432.00
	TOTAL COSTS	6,048,306.00

**Contractor's and/or Mortgagor's
Cost Breakdown
Schedules of Values**

**U.S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

OMB No. 2502-0044 (exp. 8/31/2003)

Public
reporting
burden
for this
collection

Date: 6/17/08	Sponsor: New Haven Jewish Community Council Housing Corporation, Inc.
Project No: 017SH006	Building Identification: Tower One
Name of Project: Tower One - ALCP 2008	Location: 18 Tower Lane New Haven, CT

This
form
represents

Line	Div.	Trade Item	Cost	Trade Description
1	3	Concrete	426,013	Elev. Foundation, Concrete Infill and Precast Concrete Insul. Panels
2	4	Masonry	63,406	Infill at exterior Wall
3	5	Metals	312,823	Structural Steel Elevator Shaft and Misc. Metals
4	6	Rough Carpentry	10,488	Interior and Exterior Wood Blocking
5	6	Finish Carpentry	113,226	Install trim, handrail, molding, etc.
6	7	Waterproofing	30,673	Damproofing, Caulking & Sealants
7	7	Insulation	0	Batt & Blown Insulation Included in Drywall
8	7	Roofing	5,435	EPDM Elevator Roof Assembly
9	7	Sheet Metal	N/A	
10	8	Doors	80,408	Door, hardware, trim, access doors
11	8	Windows	38,044	Dual pane windows
12	8	Glass	12,871	Interior Glass & Glazing
13	9	Lath and Plaster	N/A	Portland Cement Plaster/Exterior Stucco
14	9	Drywall	188,125	Interior Sheetrock & finish
15	9	Tile Work	N/A	
16	9	Acoustical	6,039	Acoustical ceilings
17	9	Wood Flooring	N/A	
18	9	Resilient Flooring	37,493	Sheet Vinyl floor covering
19	9	Painting and Decorating	60,947	Interior/Exterior paint, caulking & sealants
20	10	Specialties	47,810	Corner Guards, Signage, Mail Slots, Lockers and Toilet Accessories
21	11	Special Equipment	N/A	
22	11	Cabinets	108,914	Fab. & install all cabinets
23	11	Appliances		Included in Cabinet cost
24	12	Blinds and Shades, Artwork	22,192	Window Treatments
25	12	Carpets	37,410	Carpet
26	13	Special Construction	100,000	Interior work Elevator Shaft Allowance
27	14	Elevators	618,212	Elevators
28	15	Plumbing and Hot Water	300,326	Plumb. System, fire Sprinkler System
29	15	Heat and Ventilation	99,987	HVAC System
30	15	Air Conditioning	N/A	
31	16	Electrical	553,450	
32		Subtotal (Structures)	3,274,292	
33		Accessory Structures	N/A	
34		Total (Lines 32 and 33)	\$3,274,292	
35	2	Earth Work	\$103,239	Piles, Shoring, Excavation & Backfill for Elevator Foundation
36	2	Site Utilities	N/A	Site Ele.
37	2	Roads and Walks	\$13,587	Sidewalk replacement
38	2	Site Improvements	N/A	
39	2	Lawns and Planting	N/A	

Line	Div.	Trade Item	Cost	Trade Description			
40	2	Unusual Site Condition	\$0	Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)	
41		Total Land Improvements	\$116,826				
42		Total Struct. & Land Imprvts.	\$3,391,118	Description	Est. Cost	Description	Est. Cost
43	1	General Requirements	\$135,645		\$		\$
44		Subtotal (Lines 42 thru 43)	\$3,526,763		\$		\$
45		Builder's Overhead	\$70,535		\$		\$
46		Builder's Profit	\$282,141	Total \$		\$	
47		Subtotal (Lines 44 thru 46)	\$3,879,439	Other Fees		Total \$	
48		Demolition	\$439,273	Building Permit	\$71233	Demolition (costs not included in trade item breakdown)	
49		Other Fees	\$76,754	Builders Risk	\$ 5521		
50		Bond Premium (P&P Bond)	\$33,922		\$	Description	Est. Cost
51		Total for All Improvements	\$4,429,388		\$		
52		Builder's Profit Paid by Means Other Than Cash			\$		
53		Total for All Improvements Less Line 52	\$4,429,388	Total \$	\$ 76,754	Total \$	

I hereby certify that the information furnished on this form is true and correct and that I am a duly authorized representative of the contractor or mortgagor.			
Mortgagor:		By:	Date:
Contractor: Konover Construction Corporation		By: Jim Culkin	Date: 6/17/06
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
FHA: (Chief Underwriter)			Date:

Instructions for Completing Form HUD-2328

This form is prepared by the contractor an/or mortgagor as a requirement for the issuance of a firm commitment. The firm replacement cost of the project also serves as a basis for the disbursement of dollar amounts when insured advances are requested. A detailed breakdown of trade items is provided along with spaces to enter dollar amounts and trade descriptions.

A separate form is prepared through line 32 for each *structure type*. A summation of these structure costs are entered on line 32 of a master form. Land improvements, General Requirements and Fees are completed through line 53 on the master 2328 *only*.

Date--Date form was prepared.

Sponsor--Name of sponsor or sponsoring organization.

Project No.--Eight digit assigned project number.

Building Identification--Number(s) or Letter(s) of each building as designated on plans.

Name of Project--Sponsors designated name of project.

Location--Street address, city and state.

Division--Division numbers and trade items have been developed from the cost accounting section of the uniform system.

Accessory Structures--This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings.

When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is the lesser, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions--This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on - site conditions considered unusual.

Cost--Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description--Enter a brief description of the work included in each trade item.

Other Fees--Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.

Total For All Improvements--This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

Line 52--When applicable, enter that portion of the builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

Non-Residential and Special Exterior Land Improvement Costs--Describe and enter the cost of each improvement, i.e.on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighborhood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included

Off-Site Costs--Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition--Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

Other Fees--Enter a brief description of item involved and cost estimate for each item.

Signatures--Enter the firm name, signature of authorized officer of the contractor and/or mortgagor and date the form was completed.

EXHIBIT 6 *A description of the physical construction aspects of the ALF conversion, including the following:*

- (h) *Include firm commitment letters with specific dollar amounts from appropriate organization(s) for conversion needs (within the scope of the ALF conversion NOFA) which will be supported by non-HUD funding.*

Tower One has secured no other sources of funding for conversion needs *(within the scope of the ALF conversion NOFA)*

EXHIBIT 6 *A description of the physical construction aspects of the ALF conversion, including the following:*

(i) *A description of any relocation of current tenants including a statement that:*

(1) Indicates the estimated cost of temporary relocation payments and other related services;

# of Months per development phase	# of units vacant	Rent loss per month	Development Phase	
1	0	\$0.00	Grant Awarded	Nov-08
2	4	\$5,972.40	Prepare Plans	Dec-08
3	4	\$5,972.40		Jan-09
1	6	\$8,958.60	Vacate Units	Feb-09
2	8	\$11,944.80		Mar-09
1	18	\$26,875.80	Start construction	Apr-09
2	18	\$26,875.80		May-09
3	18	\$26,875.80		Jun-09
4	18	\$26,875.80		Jul-09
5	18	\$26,875.80		Aug-09
6	18	\$26,875.80		Sep-09
7	18	\$26,875.80		Oct-09
8	18	\$26,875.80		Nov-09
9	18	\$26,875.80		Dec-09
1	18	\$26,876.00	Fill units - Move-in Phase	Feb-10
	Total	\$301,606.40		

Project Phase	Vacancy loss per phase
Award of Funds/ Design	\$11,944.80
Initial Vacate	\$20,903.40
Construction	\$241,882.20
Fill Units - Move in	\$26,876.00
Total Vacancy Loss	\$301,606.40

(Enter Average Rent per unit)

\$1,493.10

Relocation		
Total number of units to be renovated		18
Move-in costs per unit	\$	750
Move-out costs per unit	\$	750
Cable & phone costs per unit	\$	100
Apartment cleaning	\$	350
Utilities - if applicable	\$	-
Total Costs per renovated unit	\$	1,950
Total Relocation costs (# renovated units x cost/unit)	\$	35,100

(2) *Staff organization to carry out relocation*

Relocation Activities

The coordination of all the relocation activities will be arranged by Tower One. Activities will be assigned to the following:

<u>Task</u>	<u>Responsible Party</u>
1. Packing and moving of residents' belongings and furniture.	Contract Moving Company
2. Cleaning of apartment after modifications.	Contract Cleaning Company
3. Removal and reinstallation of window treatments, picture frames, etc.	Tower One Maintenance Staff
4. Coordination of telephone, cable, and other services.	Tower One Management Staff

(3) *Identification of tenants that will be temporarily relocated*

See Attached resident list.

(4) Tower One certifies that Temporary Relocation will not exceed beyond one year.

If, due to unforeseen circumstances, it takes more than one year to return a tenant to his or her previous unit or location Tower One will pay permanent relocation benefits immediately. This assistance will be in addition to any assistance the person has already received for temporary relocation and will not be reduced by the amount of the temporary assistance benefit. Bernardine also certifies that the receipt of any permanent relocation benefits does not mean that the resident has lost the right to return to the project or unit.

Tenants Affected by the ALCP project

11th Floor

[REDACTED]
[REDACTED]
[REDACTED]

12th Floor

[REDACTED]
[REDACTED]
[REDACTED]g

13th Floor

[REDACTED]
[REDACTED]

14th Floor

[REDACTED]
[REDACTED]Z

15th Floor

[REDACTED]
[REDACTED]

16th Floor

[REDACTED]
[REDACTED]

17th Floor

[REDACTED]
[REDACTED]

18th Floor

[REDACTED]
[REDACTED]

19th Floor

[REDACTED]

20th Floor

[REDACTED]

EXHIBIT 6 *A description of the physical construction aspects of the ALF conversion, including the following:*

- (j) *Address how training, employment, and economic opportunities will be directed to low-and very low-income persons that receive government assistance for housing and to business concerns which provide economic opportunities to low- and very low- income persons and people with disabilities.*

Work and Life Skills Training

Tower One believes in the concept of enrichment of life through education and training for all individuals regardless of age. We anticipate expanding our current programs and outreach as we continue to add to our ALCP program. It is Tower One's intention to promote and offer these opportunities to individuals within the community in addition to our residents.

Common spaces in this facility are utilized for enrichment programs, workshops and classes to benefit the tenants as well as low and very low- income members of the community. Some examples of how we assist our residents with training and employment are as follows:

- Computer learning center/program
- Hall monitors to assist residents with emergency needs
- Volunteer escorts to residents
- Peer companion program

Employment & Economic Opportunities


Additionally, Tower One will continue to identify employment opportunities that can be offered to low and very low-income persons within the immediate community of the project. Every effort are taken to see that this project not only enriches the lives of those who will reside here but also serves as an asset to the community, opening doors to educational and employment opportunities that ultimately lead to individual independence and community revitalization and growth.

Request for proposals will be encouraged from local persons and small, minority owned, and/or women owned business enterprises for contracts and employment opportunities during the development and construction of this project in addition to on-going operational needs.

Please see the attached statement from Tower One indicating their policy of nondiscrimination and employment of minority and low-income and small business community enterprises.

The New Haven Jewish Community Council Housing Corp., Inc., is an organization whose employment policy regarding discrimination is that it will provide equal employment opportunities and will not discriminate because of race, creed, color, sex, age, religion, national origin or handicap.

Our company currently attempts to conduct at least 25% of its business with minority business enterprises and/or women's business enterprises. The New Haven Jewish Community Council Housing Corp., Inc also anticipates opportunities for qualified, low-income business owners within the project's community for involvement during the development, construction and operation of this project.



Lloyd Nurick, Chairman
The New Haven Jewish Community Council Housing Corp., Inc

EXHIBIT 7

A description of any retrofit or renovation which will be done at the project (with third party funds) that is separate and distinct from the ALF conversion. With such a description, attach firm commitment letters from third party organizations in specific dollar amounts which will cover the cost of any work outside the scope of the NOFA.

Tower One has no renovation plans that are separate from the ALF conversion. Consequently, there is no other third party funding.

EXHIBIT 8

A letter from the local zoning official indicating evidence of permissive zoning. Also, showing that the modifications to include the ALF into the project as proposed are permissible under applicable zoning ordinances or regulations.

Attached please find the letter from the zoning official indicating that the proposed activity is permissible under the existing zoning ordinance.



NEW HAVEN CITY PLAN DEPARTMENT
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

June 23, 2008

Mr. James Ryan
GDA Assisted Living Consultants, LLC
167 Dwight Road
Suite 302
Longmeadow, MA 01106

RE: Letter of Zoning Compliance
Tower One Senior Housing
18 Tower Lane
New Haven, CT
(Tax Map-Block- Parcel 238-0110-00400)

Dear Mr. Ryan:

Subsequent to your recent submission of a schedule of improvements for Tower One Senior Housing (enclosed) it has been determined by this office they are within the scope of your 2002 site plan approval (#1321-05), are in compliance with all pertinent sections of the New Haven Zoning Ordinance, and that consequently no further zoning related approvals are required at this time.

Please contact this office if you have any questions or comments regarding this matter.

Signed:
[REDACTED]
Thomas Talbot

Deputy Director, Zoning

CC: Andrew Rizzo, Jr.
Director, Building Department